



21-0002GDP2

TITLE: Consider/Discuss/Act on a General Development Plan for McKinney Horizons, Located on the Northeast Corner of Bloomdale Road and Future Hardin Boulevard

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: January 4, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP Director of Planning
Caitlyn Strickland, Planning Manager
Kaitlin Sheffield, Planner II

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed general development plan with the following condition:

1. The subject property shall generally develop in accordance with the General Development Plan exhibit.

APPLICATION SUBMITTAL DATE: September 7, 2021 (Original Application)
October 22, 2021 (Revised Submittal)
November 30, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a general development plan for an approximately 140 acre tract of land, located on the northeast corner of Bloomdale Road and future Hardin Boulevard. Per the governing zoning ordinance ("PD" - Planned Development District Ordinance No. 1703), a General Development Plan is required prior to the platting of the first phase of a tract(s) and must be approved by the Planning and Zoning Commission and City Council.

A general development plan is a general schematic of the layout of the proposed development and details the relationship of the development to adjacent properties, general lotting patterns, open space locations, and thoroughfare locations. Any

significant changes to the General Development Plan after its approval, as determined by the Director of Planning, would require a revised General Development Plan to be reviewed and approved by the City Council.

The approval of the general development plan does not finalize the alignment of any roadways, lot patterns, and common areas. Alignment of roadways and right-of-way dedications are generally determined when a preliminary-final plat is submitted and reviewed, which shows all distances, bearings, metes and bounds, etc. Preliminary utility construction plans and grading and drainage plans are also reviewed during the review of a preliminary-final plat, including storm water management and detention areas.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1703 (Residential, Commercial, Office, Municipal Support Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1703 (Residential, Commercial, Office, Municipal Support Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1703 (Residential, Commercial, Office, Municipal Support Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2002-03-021 (Residential, Commercial, Office Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2001-08-094 (Residential and Commercial Uses)	Undeveloped Land

GENERAL DEVELOPMENT PLAN APPROVAL: The General Development Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration.

ACCESS/CIRCULATION:

Adjacent Streets: Bloomdale Road, 130' Right-of-Way, Principal Arterial Future Hardin Boulevard, 120' Right-of-Way, Greenway Arterial

PROPOSED GENERAL DEVELOPMENT PLAN CHARACTERISTICS: Per the Planned Development District Ordinance No. 1703, a General Development Plan is required to delineate the proposed characteristics of the tract(s) in terms of specific zoning. In addition to the specific land uses, said Plan shall generally address the following:

1. Maximum number of dwelling units
2. Projected population
3. Maximum floor area ratio
4. Building height in non-residential districts
5. General layout of collector or secondary streets
6. Drainage ways
7. Water supply and wastewater trunk lines
8. Public and private open spaces and/or common areas

The proposed general development plan identifies all requirements stated above and in the current governing zoning, Planned Development District Ordinance No. 1703.

SECONDARY AND COLLECTOR STREETS: The system of collector or secondary streets is very important to the general development plan. It should assure good automobile access and circulation for every tract within the area. It should also provide safe pedestrian and bicycle routes throughout the area and convenient access to the hike and bike trails that will serve all of McKinney. Special emphasis should be given to safe and convenient access by automobile, bicycle and by foot to schools and parks that will serve the area.

CONFORMANCE TO MASTER THOROUGHFARE PLAN (MTP): The proposed general development plan conforms to the Master Thoroughfare Plan. The Master Thoroughfare Plan does not indicate the locations of collector streets, and does not indicate any other roadways that will affect the subject property. The proposed thoroughfares within the area are intended to provide for an adequate circulation for the ultimate development conditions of the subject property and surrounding properties.

PUBLIC IMPROVEMENTS:

Sidewalks:	As required per the Subdivision Ordinance
Hike and Bike Trails:	Required
Road Improvements:	All roads necessary for this development, and as determined by the City Engineer
Utilities:	All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On December 14, 2021, the Planning and Zoning Commission voted 6-0-1 to recommend approval of the proposed General Development Plan. Commission Member Taylor stepped down on the item due to a possible conflict of interest.

SUPPORTING MATERIALS:

[Draft PZ Minutes 12.04.2021](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. PD Ord. No. 1703](#)

[Proposed General Development Plan](#)