



**22-0001GDP2**

**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:** November 15, 2022

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager  
Kaitlin Sheffield, CNU-a, Senior Planner

**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 26, 2022 (Original Application)

**ITEM SUMMARY:** The applicant is proposing a revised 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 GDP after its approval, as determined by the Director of Planning, would require a revised GDP to be reviewed and approved by the Planning

and Zoning and 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:**

| <b>Location</b>  | <b>Zoning District (Permitted Land Uses)</b>   | <b>Existing Land Use</b> |
|------------------|--|--------------------------|
| 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

Previously a general development plan was submitted and approved by the Planning and Zoning Commission as well as the City Council for the subject property. The applicant has submitted this revised general development plan to modify the boundaries of District 3 (multi-family), District 4 (single family - attached), and District 5 (retail). The proposed revised 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 October 25, 2022, the Planning and Zoning Commission voted 6-0-1 to recommend approval of the proposed general development plan. Commission Member Taylor stepped down

**SUPPORTING MATERIALS:**

[Draft PZ Minutes 10.25.2022](#)

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

[Letter of Intent](#)

[Location Map & Aerial Exhibit  
Plan](#)