

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request to Zone a Portion of the Subject Property to “SF5” – Single Family Residential District; and Rezone a Portion of the Subject Property from “AG” – Agricultural District and “CC” Corridor Commercial Overlay District to “SF5” – Single Family Residential District, “C2” – Local Commercial District and “CC” Corridor Commercial Overlay District, Located Approximately 1,110 Feet East of Future Ridge Road and on the North Side of U.S. Highway 380 (University Drive)

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the April 7, 2015 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning and rezoning request.

APPLICATION SUBMITTAL DATE: July 14, 2014 (Original Application)
January 23, 2015 (Revised Submittal)
February 19, 2015 (Revised Submittal)
February 26, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to zone approximately 313.79 acres of land generally for single family detached residential uses, and rezone approximately 33.26 acres of land from agricultural uses to single family detached residential and commercial uses.

The request for zoning/rezoning will be forwarded to the City Council for final consideration at the April 7, 2015 meeting along with the 3rd and final public hearing for the associated annexation case (14-189A3) and associated development agreement.

On March 10, 2015, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table this item to the March 24, 2015 Planning and Zoning Commission meeting due to public hearing notification signs not being posted on the subject property in the timeframe required by the Zoning Ordinance.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	Unzoned (City of McKinney ETJ)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2004-02-014 and “PD” – Planned Development District Ordinance No. 2003-03-025 (Single Family Residential Uses)	Robinson Ridge Subdivision and Heatherwood Subdivision
South	“AG” – Agricultural District and “CC” – Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land
East	“O” – Office District (Office Uses), Unzoned (City of McKinney ETJ), “PD” – Planned Development District Ordinance No. 2007-07-068 (Commercial Uses), “RS-45” – Single Family Residence District (Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2003-06-060 (Single Family Residential Uses), and “CC” – Corridor Commercial Overlay District	Ready Cable, Baylor Medical Center, Waterside Subdivision, and Summit View Lake Subdivision
West	Unzoned (City of McKinney ETJ), “PD” – Planned Development District Ordinance No. 2013-12-113 (Single Family Residential Uses), “PD” – Planned Development District Ordinance No. 2004-02-014 (Open Spaces Uses), and “CC” – Corridor Commercial Overlay District	Single Family Residences and Undeveloped Land

PROPOSED ZONING: The applicant is requesting to zone a portion the subject property to “SF5” – Single Family Residential District, generally for single family residential detached uses, and rezone a portion of the subject property from “AG” – Agricultural District to “SF5” – Single Family Residential District and “C2” – Local Commercial District, generally for single family detached residential and local commercial uses. As the Future Land Use Modules Diagram designates the property as Suburban Mix, and given the subject property’s adjacency to U.S. Highway 380, Staff feels the proposed single family residential development with a small node of

commercial uses is in keeping with the Comprehensive Plan and will be compatible with the future adjacent and surrounding developments. As such, Staff recommends approval of the zoning/rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) Modules Diagram designates the subject property as Suburban Mix within a minimally developed area. The Comprehensive Plan lists factors to be considered when a zoning is being considered within an undeveloped area:

- Conformance with Desired Land Use Mix: The proposed zoning shown on the attached zoning exhibit exceeds the percentages allowed for single family residential within the Comprehensive Plan Module Diagram; however, acknowledging that the City is in the process of initiating a Comprehensive Plan update, Staff has no significant concerns to the proposed development's plan to exceed the allowed percentage for residential uses. The proposed zoning shown on the attached zoning exhibit is within the allowable percentage for commercial uses in the module.
- Locational Criteria: The use proposed by this zoning request is within the allowable locations as shown on the FLUP modules diagram of the Comprehensive Plan. Per the Comprehensive Plan, the Suburban Mix module establishes a list of locational criteria to be completed in the final design stages:

Suburban Mix Module:

- Commercial uses are to be located nearest the intersection of two major arterials.
 - Parks should be developed in areas to preserve existing trees, wetlands, or natural habitat. Parks should also work in conjunction with school sites and be accessible by pedestrians, bicycles, and public streets.
 - Open space should be used as an amenity for surrounding development. Many times the open space takes the form of a floodplain, wetlands, or stands of existing trees. This integration can occur in many ways—a common method is to have a road front the open space providing a public view, access, or “front-door” to the amenity.
 - Low density single family detached residential development be designed with streets that connect the homes to arterials and do not encourage “cut through” traffic patterns.
 - Sidewalks and Hike & Bike Trails should be provided to accommodate pedestrians and bicyclists on both sides of public streets.
- Compliance with Community Form: The proposed zoning request should allow the future development to have a positive impact on the community form and

character of the built environment within the Suburban Mix module. The form of the built environment in a Suburban Mix module is centered on the suburban style home and standard traditional neighborhood unit. This traditional neighborhood unit may have commercial land uses located near neighborhoods at the intersections of arterials in order to provide convenient access to the most frequently needed retail uses.

- Impact on Infrastructure: The proposed zoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area since the area is designated for suburban mix uses on the FLUP module diagram.
- Impact on Public Facilities/Services: The proposed zoning request should have a minimal impact on public facilities and services since the area is designated for suburban mix uses on the FLUP module diagram.
- Compatibility with Existing and Potential Adjacent Land Uses: Staff believes the zoning request will be compatible with the existing and potential adjacent properties currently shown on the Future Land Use Plan Module Diagram as suburban mix and community village.
- Timing of Zoning Request: The proposed rezoning request does not appear to hinder or negatively impact the ability of the module to develop the primary land use.
- Fiscal Analysis: The attached fiscal analysis shows a negative cost benefit of \$398,088 using the full cost method.

The attached "Land Use and Tax Base Summary" shows that Module 54 is currently comprised of approximately 47% residential uses, 7.3% non-residential uses (including commercial, institutional and agricultural uses) and 45.4% within the Extraterritorial Jurisdiction (ETJ). The proposed rezoning request will have an impact on the anticipated land uses in this module, increasing both the residential and non-residential components. Estimated tax revenues in Module 54 are comprised of approximately 98.8% from residential uses and 1.2% from non-residential uses (including commercial, institutional and agricultural uses). Estimated tax revenues by type in Module 54 are comprised of approximately 99% ad valorem taxes and 1% sales and use taxes.

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

ATTACHMENTS:

- PZ Minutes 03.10.15
- Location Map and Aerial Exhibit
- Letter of Intent

- Comprehensive Plan Maps
- Fiscal Analysis
- Land Use and Tax Base Summary
- Module 54 Tracking Sheet
- Proposed Zoning Exhibit – Boundary
- Residential Concept Plan – Informational Only
- PowerPoint Presentation