

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 a Request to Rezone the Subject Property from “PD” – Planned Development District, “REC” – Regional Employment Center Overlay District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District, “REC” – Regional Employment Center Overlay District and “CC” –Corridor Commercial Overlay District, Generally to Allow for Single Family Residential Uses, Located on the Southwest Corner of McKinney Place Drive and Collin McKinney Parkway

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 6, 2015 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The subject property shall be developed in accordance with the *Area and bulk regulations* for Single Family Detached, Standard Lot of the REC Neighborhood Zone, except as follows:
 - a. Single Family Detached, Small Lots shall be permitted only where said lots directly abut the eastern property lines, as indicated in the attached Small Lot Location exhibit.
 - b. The maximum total number of dwelling units shall be 142 units, and the maximum number of Single Family Detached Small Lots shall be 60 units.
 - c. Garages that are accessed from the front of Single Family Detached. Standard Lots shall feature garage doors with a carriage-style design, typically featuring vertical slats, high windows, antiqued hardware, and additional detailing to give the appearance of swinging or sliding doors.
 - d. There shall be no maximum lot width or area.

- e. In addition to the requirement of one canopy tree per 50 linear feet within the common area adjacent to Collin McKinney Parkway and McKinney Place Drive as detailed in Section 142-106 (Screening and buffering of certain residential lots adjacent to streets) of the Subdivision Ordinance, an additional canopy tree shall be planted for every 50 linear feet within the common area along Collin McKinney Parkway and McKinney Place Drive.

APPLICATION SUBMITTAL DATE: June 23, 2014 (Original Application)
 November 13, 2014 (Revised Submittal)
 November 24, 2014 (Revised Submittal)
 January 14, 2015 (Revised Submittal)
 February 20, 2015 (Revised Submittal)
 February 25, 2015 (Revised Submittal)
 April 13, 2015 (Revised Submittal)
 August 11, 2015 (Revised Submittal)
 August 19, 2015 (Revised Submittal)
 August 25, 2015 (Revised Submittal)
 September 3, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 30.35 acres of land, located on the southwest corner of McKinney Place Drive and Collin McKinney Parkway, from multi-family residential uses to single family detached residential uses, to generally be developed in conformance with the area and bulk regulations of the REC Neighborhood Zone for Single Family Detached Standard and Small Lots, with additional provisions regarding front-entry garage doors, lot width and area, landscaping, and the location of the Small Lot units.

Previously, the applicant requested to rezone the property for single family attached residential (townhome) uses; including modified development regulations regarding front entry garages, lot area and width, setbacks, and architectural standards. This request was ultimately tabled at the May 5, 2015 City Council meeting, per the applicant’s request, and the applicant has since revised the request from single family attached to single family detached residential.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2008-08-084, “REC” – Regional Employment Center Overlay District and “CC” –Corridor Commercial Overlay District (Multi-Family Residential	Undeveloped Land

	Uses)	
North	“PD” – Planned Development District Ordinance No. 2002-05-038 and “REC” – Regional Employment Center Overlay District (Single Family Residential and Commercial Uses)	Village Park Subdivision and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2006-09-102 (Multi-Family Residential Uses), “PD” – Planned Development District Ordinance No. 2005-10-099 (Mixed Uses), “REC” – Regional Employment Center Overlay District and “CC” –Corridor Commercial Overlay District	Avana McKinney Apartments
East	“PD” – Planned Development District Ordinance No. 2008-08-084, “REC” – Regional Employment Center Overlay District and “CC” –Corridor Commercial Overlay District (Multi-Family Residential Uses)	Heights at Lake Forest Apartments
West	“AG” – Agricultural District, “REC” – Regional Employment Center Overlay District and “CC” –Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property, currently zoned “PD” – Planned Development District for multi-family residential uses (see attached exhibit (07-312SP Approved Plans) for site plan, landscape plan, and elevations) to “PD” – Planned Development District for single family detached residential uses. More specifically, the applicant has requested the property generally follow the area and bulk regulations for the Single Family Detached, Standard and Small Lot of the REC Neighborhood Zone, with a modification to allow for no maximum lot width or area, and a provision to limit the small lot product to only the area directly abutting the existing multi-family development and drainage area/common area along the south and eastern property lines more fully depicted on the attached exhibit. Staff is of the opinion that the proposed small lot product can serve as a transitional use between the existing multi-family residential development to the east and the larger standard lot product on the western and northern portion of the development. Additionally, Staff feels the standard lot product will be compatible and a continuation of, the recently approved Workman Floyd II development directly to the west of the subject property. Staff feels the proposed rezoning request is generally in conformance with the current provisions and intent outlined with the “REC” – Regional Employment Center Overlay District, and has no objections to the requested modifications.

Furthermore, Section 146-94 (“PD” – Planned Development District) of the Zoning Ordinance states that a PD Ordinance may not be approved without ensuring a level of exceptional quality or innovation for the design or development. To satisfy this requirement, the applicant has proposed additional canopy trees within the common area along Collin McKinney Parkway and McKinney Place Drive, spaced one tree every 50 linear feet (in addition to the 1:50 requirement within the Subdivision Ordinance) as well as carriage-style garage doors for all front-entry garages on the property. Staff feels these two special ordinance provisions can enhance the aesthetics of the development, and as such, have no objections.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for high density residential uses and is currently zoned for multi-family residential with an approved site plan for a multi-family development. The FLUP modules diagram designates the subject property as Regional Employment within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning request is in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of “Attractive Hometown that Promotes McKinney’s Character” through the stated objective, a “homes and buildings complying with City standards and codes”.
- **Impact on Infrastructure:** The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area, as it has already been planned for high density residential uses.
- **Impact on Public Facilities/Services:** The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services, as it has already been planned for high density residential uses.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The properties located adjacent to the subject property are zoned for a mix of uses, including multi-family residential, commercial, and single family residential. The proposed rezoning request should remain compatible with the surrounding and adjacent land uses.
- **Fiscal Analysis:** The fiscal analysis shows a positive cost benefit of \$421,771 using the full cost method.

The attached “Land Use and Tax Base Summary” shows that Module 12 is currently comprised of approximately 10.6% residential uses and approximately 89.4% non-residential uses (including mixed-use, institutional and agricultural

uses). The proposed rezoning requested will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 12 are comprised of approximately 16.6% from residential uses and approximately 83.4% from non-residential uses (including mixed-use and agricultural uses). Estimated tax revenues by type in Module 12 are comprised of approximately 52.5% ad valorem taxes and 47.5% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of residential land uses in the area.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any letters in support of or in opposition to this request.

ATTACHMENTS:

- CC Minutes 05.05.15
- CC Minutes 03.17.15
- CC Minutes 03.03.15
- CC Minutes 02.17.15
- PZ Minutes 01.27.15
- PZ Minutes 01.13.15
- PZ Minutes 12.09.14
- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Fiscal Analysis
- Land Use and Tax Base Summary
- Existing "PD" – Planned Development District Ordinance No. 2008-08-084
- Existing "PD" – Planned Development District Ordinance No. 2007-12-120
- 07-312SP Approved Plans
- Proposed Zoning Exhibit - Small Lot Location
- Layout – Informational Only
- PowerPoint Presentation