

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Brian Lockley, AICP, Planning Director

**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 and “CC” – Corridor Commercial Overlay District, Generally for Multi-Family and Commercial Uses, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Alma Road

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the April 18, 2017 meeting.

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

1. The subject property shall be zoned “PD” – Planned Development District and shall be subject to the following special ordinance provision:
  - a. The subject property shall be developed in accordance with the attached development standards.

**APPLICATION SUBMITTAL DATE:** December 12, 2016 (Original Application)  
February 24, 2017 (Revised Submittal)  
February 28, 2017 (Revised Submittal)  
March 13, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 22.94 acres of land, located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Alma Road generally for Multi-Family and Commercial Uses. More specifically, the proposed rezoning request modifies the design standards to provide for an urban Multi-Family development.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development Ordinance No. 2008-06-054, District, "REC" – Regional Employment Center Overlay District and CC" – Corridor Commercial Overlay District Multi-Family	Undeveloped Land
North	"PD"- Planned Development Ordinance No. 2001-02-01, 2008-06-054, 2012-07-036 Residential, Commercial, Mixed Use	Parkside at Craig Ranch Multi-Family development and undeveloped land
South	City Boundary	Sam Rayburn Tollway
East	PD" – Planned Development Ordinance No. 2006-05-053 Bank, Department Store	Undeveloped Land
West	PD" – Planned Development Ordinance No. 2001-02-017 Hospital, Offices	McKinney Corporate Center Offices and Texas Health Medical Center

**PROPOSED ZONING:** The applicant is requesting to rezone the approximately 22.94 acre property generally to establish standards to allow for an urban, pedestrian-oriented multi-family residential development.

The proposed "PD" - Planned Development regulations generally mirror the Parkside at Craig Ranch development to the north. The attached regulations include illustrations that define various architectural styles and features. Those architectural styles and features include "Building and Finishes," "Palette," and "Components" which correspond to the development to the north.

The proposed development regulations are specifically designed to create an urban, pedestrian-oriented, multi-family residential development. While these proposed regulations deviate from the standards currently contained within the City of McKinney's Zoning Ordinance, the proposed standards should result in a high-quality development that will benefit its residents, the surrounding area, and the City of McKinney as a whole.

Although the current zoning permits Multi-Family, the rezoning is proposed to define a minimum density of 50 units per acre in lieu of the existing zoning requirement that does not define density but regulates Multi-Family development to the space limitation within

the C-Planned Center zoning district, per the requirements of the PD. As well, the exterior of each building's front façade shall feature a minimum of 85% brick, stone, synthetic stone, stucco or any combination thereof, the Zoning Ordinance requires a minimum of 50% or masonry exterior materials.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Future Land Use Plan (FLUP) designates the subject property for Office uses. The FLUP modules diagram designates the subject property as Tollway Commercial 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 generally 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 "Land Use Compatibility and Mix" by creating a "mix of land uses that provides for various lifestyle choices".
- **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.
- **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.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The properties located adjacent to the subject property are zoned for similar commercial and residential uses. The proposed rezoning request will not alter the land use from what has been planned for the subject property.
- **Land Use and Tax Base Summary:** Module 12 is currently comprised of approximately 51.7% residential uses and 48.1% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 12 are comprised of approximately 23.1% from residential uses and 76.9% from non-residential uses (including mixed-use). Estimated tax revenues by type in Module 12 are comprised of approximately 60.8% ad valorem taxes and 39.2% sales and use taxes.
- **Concentration of a Use:** The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

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

**ATTACHMENTS:**

- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Land Use and Tax Base Summary
- Existing "PD" – Planned Development District Ordinance No. 2008-06-054
- Proposed Development Regs
- Proposed Zoning Exhibit
- PowerPoint Presentation