

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, on Behalf of Eldorado BKC, L.P., for Approval of a Request to Rezone Fewer than 12 Acres from “PD” – Planned Development District to “TH” – Townhome Residential District, Located Approximately 400 Feet West of Craig Drive and on the South Side of Bush Drive

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 20, 2014 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed rezoning request due to lack of conformance with the City of McKinney’s Comprehensive Plan.

However, should the rezoning request be approved, the applicant is requesting the following special ordinance provision:

1. The use and development of the subject property shall develop in accordance with Section 146-108 “TH” – Townhome Residential District of the Zoning Ordinance.

APPLICATION SUBMITTAL DATE: March 24, 2014 (Original Application)
April 7, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 11.25 acres of land, located approximately 400 feet west of Craig Drive and on the south side of Bush Drive from “PD” – Planned Development District, generally for office uses, to “TH” – Townhome Residential District, generally to allow for single family attached residential (townhome) uses.

ZONING NOTIFICATION SIGNS: The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2000-05-035 (Office Uses)

North	“PD” – Planned Development District Ordinance No. 2002-06-057 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2002-05-047, and “PD” – Planned Development District Ordinance No. 2007-02-019 (Office Uses)	Eldorado Park Office Park and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 97-04-17 (Multiple Family Residential Uses)	El Lago Apartments
East	“PD” – Planned Development District Ordinance No. 2000-05-035 and “PD” – Planned Development District Ordinance No. 2006-05-056 (Office Uses)	Social Security Administration and Holiday Inn Hotel and Suites
West	“PD” – Planned Development District Ordinance No. 94-06-18 (Single Family Residential Uses)	Village Creek Subdivision

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “PD” – Planned Development District, currently designated for office uses, to “TH” – Townhome Residential District, generally for single family attached residential uses.

Staff has concerns that the proposed rezoning request does not help to further a strong, balanced economy, which is a stated strategic goal of the City Council. Nearly three quarters of the City’s ad valorem tax base comes from its residential housing stock. In order to balance this tax base, more non-residential uses are needed. Rezoning approximately 12 acres currently zoned for office uses to single family residential uses will not help to balance the ad valorem tax base. Furthermore, the Future Land Use Plan (FLUP) designates the property for office uses and as such, Staff recommends denial of the proposed rezoning request.

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 Regional 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 not in conformance with the goals and objectives of the Comprehensive Plan, particularly through the goal of “Economic Development Vitality for a Sustainable and Affordable Community,” specifically through the objective of “balanced development pattern.” Additionally, the request is at odds with the goal of “Financially Sound Government” through the objective of a “balanced tax base.”

- Impact on Infrastructure: The proposed rezoning request may have an impact on the existing and planned water, sewer and thoroughfare plans in the area. Staff cannot determine the exact difference in the impact on infrastructure as the wide range of non-residential uses currently allowed could impact the infrastructure more or less than the impact of a townhome development.
- Impact on Public Facilities/Services: The proposed rezoning request will increase the need for public services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located to the west and south of the subject property are zoned for residential uses (Village Creek Subdivision and El Lago Apartments, respectively), while the properties located to the north and east are zoned for commercial and office uses. The requested zoning should remain compatible with the surrounding and adjacent land uses.
- Fiscal Analysis: The attached fiscal analysis shows a negative cost benefit of \$127,750 using the full cost method.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of single family attached residential 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
- Fiscal Analysis
- Proposed Zoning Exhibit
- PowerPoint Presentation