

PLANNING & ZONING COMMISSION MEETING OF 03.28.17 AGENDA ITEM #16-249Z

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District for Single Family Residential Uses, Located Approximately 235 Feet East of Alma Road and on the North Side of 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 April 18, 2017 meeting.

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

APPLICATION SUBMITTAL DATE: August 15, 2016 (Original Application)
September 19, 2016 (Revised Submittal)
March 1, 2017 (Revised Submittal)
March 13, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 8.636 acres of land from “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District, generally for single family residential detached uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2001-02-017 and “PD” - Planned Development District Ordinance No. 2008-06-054 (Residential and Commercial Uses)	Undeveloped Land

North	“PD” – Planned Development District Ordinance No. 2014-07-048 (Residential and Commercial Uses)	Greens at Stacy Crossing; Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-02-017 and “PD” - Planned Development District Ordinance No. 2008-06-054 (Residential and Commercial Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2015-07-068 (Residential Uses)	Watters Branch Subdivision
West	“PD” – Planned Development District Ordinance No. 2001-02-017 and “PD” - Planned Development District Ordinance No. 2008-06-054 (Residential and Commercial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property to “PD” – Planned Development District, generally for single family residential detached uses. The applicant has provided a concept plan that generally provides the location of open space and the proposed layout of the development.

As part of the “PD”, established standards have been provided and include space limits, building heights, build-to lines and setbacks. Additionally, the applicant has provided architectural standards to govern the design of all homes within the development.

Currently, the Future Land Use Plan (FLUP) designates the property for neighborhood business uses. The properties located to north and east of the subject property are currently being developed for single family residential uses, while the property located to the west is undeveloped and zoned for neighborhood commercial uses. In Staff’s opinion the rezoning request will remain compatible and complement the adjacent residential uses. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for neighborhood business uses. The FLUP modules diagram designates the subject property as Urban Mix 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 providing “land use patterns that complement one another”.

- 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 to the north and east of the subject property are zoned and are being developed for single family residential uses. The property to the west is undeveloped, but zoned for neighborhood business uses. The proposed rezoning request will remain compatible with the adjacent residential and neighborhood business uses.
- Fiscal Analysis: The attached “Land Use and Tax Base Summary” shows that Module 12 is currently comprised of approximately 52% residential uses and 48% non-residential uses (including mixed-use, institutional and agricultural uses). The proposed rezoning request will have an impact on the anticipated land uses in this module. Estimated tax revenues in Module 12 are comprised of approximately 76.9% from non-residential uses (including mixed-use, institutional and agricultural uses) and 23.1% from residential uses. 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 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
- Comprehensive Plan Maps
- Land Use and Tax Base Summary Map
- Existing “PD” – Planned Development District Ordinance No. 2001-02-017
- Existing “PD” – Planned Development District Ordinance No. 2008-06-054
- Proposed Zoning Exhibit
- Proposed Development Regulations
- Proposed Concept Plan
- PowerPoint Presentation