

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 to “PD” – Planned Development District, Generally for Single Family Residential Detached and Attached Uses, Located Approximately 900 Feet West of McDonald Street and on the South Side of Stewart Road

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 21, 2017 meeting.

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

APPLICATION SUBMITTAL DATE: October 24, 2016 (Original Application)
 January 30, 2017 (Revised Submittal)
 February 15, 2017 (Revised Submittal)
 February 21, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 47.004 acres of land from “PD” – Planned Development District and to “PD” – Planned Development District, generally for single family residential detached and attached uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 1999-07-52 and “Planned Development District Ordinance No. 2000-11-093 (Multi-family and Golf Course Uses)	Golf Course and Clubhouse
North	“PD” – Planned Development District Ordinance No. 1353 and as amended (Office/Retail and Residential Uses) and “PD” – Planned Development District	Coventry Point Subdivision and Greens of McKinney Subdivision and Golf Course

	Ordinance 2005-10-109 (Residential Uses)	
South	“PD” – Planned Development District Ordinance No. 1999-07-52 and “PD” – Planned Development District Ordinance No. 2000-11-093 (Multi-Family and Golf Course Uses)	Magnolia Ranch Apartments
East	“AG” – Agricultural District (Agricultural Uses)	TxDOT Materials Lot
West	“PD” – Planned Development District Ordinance No. 1999-07-52 and “PD” – Planned Development District Ordinance No. 2000-11-093 (Multi-Family and Golf Course Uses)	Magnolia Ranch Apartments, Vacant Land

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

The proposed development standards establish a mix of detached residential lot sizes consisting of front entry and alley served products along Stewart Road, that transitions into alley served townhomes further into the development. Established standards are provided for each of the proposed lot types and include space limits, building heights, build-to lines and setbacks. In addition, the applicant has provided architectural standards to govern the design of all products within the development.

Currently, the Future Land Use Plan (FLUP) designates the property for residential uses. The properties located north of the subject property are currently being utilized for single family residential uses, while the properties located to the south and west are currently developed for multi-family 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 residential uses. The FLUP modules diagram designates the subject property as Suburban 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 adjacent to the subject property are zoned for multi-family and single family residential uses, as such the proposed rezoning request will remain compatible with the adjacent residential uses.
- Fiscal Analysis: The attached fiscal analysis shows a negative cost benefit of \$328,952 using the full cost method.

The attached “Land Use and Tax Base Summary” shows that Module 33 is currently comprised of approximately 25% residential uses and 75% non-residential uses (including mixed-use, 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 33 are comprised of approximately 68% from residential uses and 32% from non-residential uses (including mixed-use, institutional and agricultural uses). Estimated tax revenues by type in Module 33 are comprised of approximately 76.2% ad valorem taxes and 23.8% 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 8 letters in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Letters of Support
- Comprehensive Plan Maps
- Land Use and Tax Base Summary Map
- Existing “PD” – Planned Development District Ordinance No. 1999-07-052
- Existing “PD” – Planned Development District Ordinance No. 2000-11-093
- Fiscal Analysis
- Proposed Zoning Exhibit
- Proposed Zoning Exhibit – Development Regulations

- Proposed Concept Plan
- PowerPoint Presentation