

PLANNING & ZONING COMMISSION MEETING OF 06-23-15 AGENDA ITEM #15-082Z

**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 and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the Southwest Corner of Van Tuyl Parkway 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 July 21, 2015 meeting.

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

1. The subject property shall develop in accordance with the attached pattern book.

**APPLICATION SUBMITTAL DATE:** March 30, 2015 (Original Application)  
April 23, 2015 (Revised Submittal)  
May 4, 2015 (Revised Submittal)  
May 11, 2015 (Revised Submittal)  
May 29, 2015 (Revised Submittal)  
June 5, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 33.63 acres of land, from “PD” – Planned Development District to “PD” – Planned Development District, generally to modify the development standards. The applicant has proposed a new pattern book for the remaining undeveloped parcels of the development known as Parkside at Craig Ranch. The proposed pattern book maintains most of the regulations of the previous pattern book, with minor modifications to building and open space placement, food truck allowances, and architectural standards.

The Parkside at Craig Ranch development as a whole allows for a high quality, urban, pedestrian-oriented, mixed-use development with a combination of multi-family residential, commercial, office, and open space uses.

**ZONING:**

| <b>Location</b>  | <b>Zoning District (Permitted Land Uses)</b>  | <b>Existing Land Use</b>   |
|------------------|---|--|
| Subject Property | “PD” – Planned Development District Ordinance No. 2012-07-036 and “REC” – Regional Employment Center Overlay District (Mixed Uses)  | Future Parkside at Craig Ranch Phase II, Single Family Residential Home, and Undeveloped Land      |
| North            | “PD” – Planned Development District Ordinance No. 2014-11-087 and “REC” – Regional Employment Center Overlay District (Mixed Uses)  | Undeveloped Land   |
| South            | “PD” – Planned Development District Ordinance No. 2008-06-054 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2012-07-036 (Mixed Uses) and “REC” – Regional Employment Center Overlay District | Parkside at Craig Ranch Phase I and Undeveloped Land   |
| East             | “PD” – Planned Development District Ordinance No. 2008-06-054, “PD” – Planned Development District Ordinance No. 2003-01-004, and “REC” – Regional Employment Center Overlay District (Mixed Uses)                  | The Ballfields at Craig Ranch, the Beach at Craig Ranch, and the Michael Johnson Athletic Facility |
| West             | “PD” – Planned Development District Ordinance No. 2008-06-054, “PD” – Planned Development District Ordinance No. 2001-02-017, and “REC” – Regional Employment Center Overlay District (Mixed Uses)                  | Undeveloped Land   |

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property from “PD” – Planned Development District Ordinance and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District Ordinance, generally to modify the development standards for the future phases of the Parkside at Craig Ranch development.

The proposed development regulations and land plans for the subject property are contained within the attached pattern book. The attached pattern book reflects a series of five parcels that will be developed as five distinct developments (with a sixth already completed under the existing zoning) and a large centralized open space within a single unified development. Each parcel will be subject to a series of build-to lines, encroachment zones, and building zones that will ensure that an appropriate pedestrian

environment is maintained while still allowing for the appropriate movement of vehicular traffic.

In addition to regulations pertaining to the placement of buildings in relation to pedestrian and vehicular routes, the proposed pattern book also includes provisions regulating landscaping, architectural design, parking, and the placement of open spaces/pocket parks. While these proposed regulations deviate from the standards currently contained within the City of McKinney's Zoning Ordinance, the proposed standards have, and should continue to, result in a high-quality development that will benefit its residents, the surrounding area, and the City of McKinney as a whole for many years to come.

While slight modifications to the pattern book for the remaining phases are being proposed, the intent of the pattern book and the character prescribed for the overall development in the pattern book is being preserved. The proposed changes to the pattern book include:

- Relocation of open space while maintaining total acreage;
- Additional buildings and modification of building footprints;
- Minor modifications to building zones including increased building zone depth along Alma Road;
- Decreased surface parking and increased structured parking;
- Minor modifications to Pedestrian Passageways and Vehicular Routes (PPVR) exhibits to reflect as built right-of-way conditions, including depiction of deceleration lanes;
- Increased flexibility with build-to lines by allowing minor changes to buildings along the build-to line through the Staff approval process; and
- Increased flexibility within the architectural standards by allowing minor material percentage changes through the Staff approval process.

Additionally, the applicant has added a new section pertaining to the allowance of food trucks on the subject property. The food trucks will be permitted through the City and shall follow most of the existing regulations; however, some modifications have been proposed to allow multiple food trucks in a specific location along the internal, central open space shown on the Open Space Master Plan. Staff feels this can be an added amenity for the development and has no objections to the proposed food trucks regulations.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Future Land Use Plan (FLUP) designates the subject property for mixed 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 “Economic Development Vitality for a Sustainable and Affordable Community” through the stated objective of the Comprehensive Plan, a “balanced development pattern”. Another goal of the Comprehensive Plan is accomplished through “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 mixed uses. The proposed rezoning request will not alter the land use from what has been planned for the subject property.
- Fiscal Analysis: Staff did not perform a fiscal analysis for this case because the rezoning request does not alter the base mixed use zoning of the subject property.

The attached “Land Use and Tax Base Summary” shows that Module 12 is currently comprised of approximately 10.6% residential uses and 89.4% 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 12 are comprised of approximately 16.6% from residential uses and 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 commercial and multi-family 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

- Existing “PD” – Planned Development District Ordinance No. 2012-07-036
- Proposed Zoning Exhibit – Pattern Book
- Proposed Pattern Book - Redline
- PowerPoint Presentation