

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

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 to Modify the Development Standards, Generally Located at the Northern Terminus of Tremont Boulevard and Along the Northern Side of Darrow Drive

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the June 16, 2015 meeting.

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

1. The subject property be rezoned to “PD” – Planned Development District and be developed according to the following standards:
 - a. The subject property shall develop in accordance with the attached Tucker Hill Pattern Book Phase 4 regulations.

APPLICATION SUBMITTAL DATE: March 16, 2015 (Original Application)
March 30, 2015 (Revised Submittal)
April 6, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 28.75 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, only pertaining to future Phase 4, that maintains most of the development regulations of the previous pattern books. The applicant is requesting slight modifications to the lot and street layout, the mix of single family detached residential lot types, the side yard setbacks and building separation requirements, and adding an additional street type. A portion of the property was rezoned in August of 2013, with identical development regulations to the proposed single family detached residential units.

The Tucker Hill development as a whole allows for a mixed use development with a combination of attached and detached single family residential uses, live/work units, retail uses, office uses, civic buildings, and open space uses.

The item was previously tabled at the April 28, 2015 Planning and Zoning Commission meeting per the applicant’s request due to public hearing notification signs not being placed on the property in the appropriate timeframe per the Zoning Ordinance.

The item was previously tabled at the May 12, 2015 Planning and Zoning Commission meeting due to public hearing notification signs not being placed on the property in the appropriate timeframe per the Zoning Ordinance.

Zoning:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property:	“PD” – Planned Development District Ordinance No. 2013-08-072 and “PD” – Planned Development District Ordinance No. 2010-10-042 (Single Family Residential Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2010-10-042 (Open Space Uses)	Tucker Hill
South	“PD” – Planned Development District Ordinance No. 2010-10-042 and “PD” – Planned Development District Ordinance No. 2006-02-016 (Retail, Multi Family, and Single Family Uses)	Tucker Hill and Undeveloped Land
East	PD” – Planned Development District Ordinance No. 2010-10-042 (Single Family Residential Uses) and “AG” – Agricultural District”	Tucker Hill and City of McKinney Pump Station
West	“PD” – Planned Development District Ordinance No. 2010-10-042 (Single Family Residential Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to maintain the majority of the regulations of previous pattern books with the development while slightly modifying the lot and street layout, the mix of single family detached residential lot types, the side yard setbacks and building separation requirements, and modifying the street types to add a boulevard street type.

The existing pattern book governing the subject property provides for a mix of single family detached residential units. The proposed layout maintains the single family detached residential units; however, removes the less dense single family dwelling units. The access to the lots remains largely the same with a mixture of alley loaded and non-alley loaded lots. Further discussion of the changes has been discussed in the next section.

While slight modifications to the pattern book for Phase 4 are being proposed, the intent of the pattern book and the character prescribed for the overall development in the pattern book will remain. As such, Staff is comfortable supporting the proposed rezoning request.

PROPOSED PATTERN BOOK: The base zoning districts of the Zoning Ordinance are not being proposed for the property. Instead, the applicant is proposing to use what is called a Transect system for zoning. The term “transect” is used to describe a cross-sectional system of classification of environments. All elements of the built environment are arranged in order from most rural to most urban.

This proposed pattern book classifies the two permitted lot types into the T4 transect zone, or General Neighborhood. The purpose of the transect system is to provide a carefully arranged alternative to conventional zoning and suburban sprawl by allowing a mix of uses arranged in close proximity. Each transect zone listed in the proposed and existing Pattern Books have specific requirements and provisions ranging from density, thoroughfares, lot dimensions, public spaces, architectural massing, building frontages, building types, parking, pedestrian networks, and landscape design.

General Neighborhood (T4) – This transect is a denser and primarily residential urban fabric. This transect has a wide range of building types, including alley and non-alley homes, cottages and duplexes. Setbacks and landscaping are variable. Streets typically define medium sized blocks.

- Per the pattern book adopted in 2010 and a portion of the subject property’s zoning revised in 2013, the subject property was proposed to have a mixture of T3 and T4. The applicant is now proposing Phase 4 to utilize only the T4 transect (with two distinct lot types) and that the previous lotting pattern be replaced with the new layout shown in the proposed pattern book. The allowed uses within different transects are very similar, with single family detached dwellings allowed within both of the existing transects for the property. As such, Staff is not opposed to the proposed lot mix and layout changes.

The Pattern Book that is attached is a document comprised of both text and graphics and is intended to guide the creation of the Southern Land community. The three modified sections are detailed below:

1. Illustrative Regulating Plan – this is a map that shows the various transect based zoning categories and the form and location of public spaces and thoroughfares.

- Staff is recommending that the subject property generally develop in accordance with the proposed land use plan and open space diagram. Any major modifications (as determined by the Director of Planning) to this plan will require the submittal of a new rezoning request.
2. Building and Streetscape Standards – these regulate the manner in which private buildings affect public spaces. The most comprehensive portion of this section is the Building Type Summary, which specifies which building types belong in which transect and also provides guidelines for the layout of the individual lots and building footprints.
- The majority of the changes to the Tucker Hill Phase 4 Pattern Book occur within this section. The first change in the section is to the side yard setback and the minimum distance between buildings. The applicant is proposing a 5’ side yard setback with a minimum 10’ separation between buildings for both non-alley and alley houses within Phase 4. Per the 2010 Tucker Hill Pattern Book, a minimum 6’ side yard with a minimum 12’ separation between buildings was required. Additionally, the applicant has requested that the minimum square footage of conditioned space be reduced to 1,800 square feet and that the maximum square footage of conditioned space is increased to 6,000 square feet for both the non-alley and alley houses. Currently, per the 2010 Tucker Hill Pattern Book, the minimum conditioned square footage is 2,000 square feet and the maximum conditioned square footage is 6,000 square feet. The proposed building standard modifications are identical to the rezoning request approved in August of 2013 for a portion of the subject property. As such, Staff is not opposed to these modifications.
3. Thoroughfare Standards – this section categorizes pedestrian and vehicular means of passage based on capacity and urban character. These standards are illustrated in both plan and section and specify characteristics such as vehicular travel and parking lanes, curbs, planters, street trees, street lights and pedestrian sidewalks.
- The remaining change to the Tucker Hill Phase 4 Pattern Book occurs within this section. The applicant is proposing to add a second boulevard street section to provide a divided median entry to the project from the future Stonebridge Drive. The new proposed street type is compatible with the existing street type and entry to the project and, as such, Staff is not opposed to this modification.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for office and floodplain uses; however, the overall development was rezoned in 2007, with portions rezoned again in 2010 and 2013, which allows for a mix of commercial and residential uses. The FLUP modules

diagram designates the subject property as suburban mix within a minimally developed area. Furthermore, the subject property is located within the Northwest Sector Study area and is in general conformance with the Northwest Sector Study Phase 1 Report. The Comprehensive Plan lists factors to be considered when a rezoning is being considered within a minimally developed area

- Conformance with Desired Land Use Mix: The land use mix of the area should not be negatively impacted by the proposed rezoning request.
- Locational Criteria: The proposed residential uses as specified within the proposed pattern book are within the allowable locations as shown on the FLUP modules diagram. The area should not be negatively impacted by the proposed rezoning request.
- Compliance with Community Form: The proposed uses as specified within the proposed pattern book should not have a negative impact on the community form and character of the built environment within the module as the proposed pattern book maintains most of the same characteristics as the original pattern book as it concerns building type, lot configuration, thoroughfare and landscape standards.
- 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 since the proposed uses are currently allowed on the subject property.
- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on Public facilities and services such as schools, fire and police, libraries, parks and sanitation services since the proposed uses are currently allowed on the subject property.
- Compatibility with Existing and Potential Adjacent Land Uses: Staff believes the rezoning request will be compatible with the surrounding properties zoned for similar single family residential within the Tucker Hill development as the proposed uses are currently allowed on the subject property.
- Timing of Zoning Request: The proposed rezoning request will not hinder or negatively impact the ability of the module to develop the primary land use.
- Fiscal Analysis: The proposed uses for the subject property are not changing; thus, a fiscal analysis was not deemed necessary for this case.

The attached "Land Use and Tax Base Summary" shows that Module 51 is currently comprised of approximately 53.4% residential uses, 6% non-residential uses (including institutional uses), and 40.3% within the Extraterritorial Jurisdiction (ETJ). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 51 are comprised of approximately 84.3% from residential uses and 15.7% from non-

residential uses. Estimated tax revenues by type in Module 51 are comprised of approximately 89.9% ad valorem taxes and 10.1% sales and use taxes.

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 Module Tracking Sheet
- Existing “PD” – Planned Development District Ordinance No. 2010-10-042
- Existing “PD” – Planned Development District Ordinance No. 2013-08-072
- Proposed Tucker Hill Pattern Book for Phase 4
- Zoning Exhibit – Metes and Bounds
- PowerPoint Presentation