

PLANNING & ZONING COMMISSION MEETING OF 11-11-14 AGENDA ITEM #14-264Z

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 Zone the Subject Property to “SF5” – Single Family Residential District, Located on the West Side of County Road 168 and Approximately 2,700 Feet South of County Road 125

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the December 2, 2014 meeting.

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

1. The subject property shall develop in accordance with the rules and regulations of Section 146-106 (“SF5” – Single Family Residential District) of the Zoning Ordinance.

APPLICATION SUBMITTAL DATE: September 15, 2014 (Original Application)

ITEM SUMMARY: The applicant is requesting to zone approximately 82.39 acres to “SF5” – Single Family Residential District, generally for single family residential detached uses.

The request for zoning will be forwarded to City Council for final consideration at the December 2, 2014 meeting along with the 3rd and final public hearing for the associated annexation case (14-263A3) and associated development agreement.

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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	Unzoned (City of McKinney ETJ)	Undeveloped Land
North	Unzoned (City of McKinney ETJ)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2014-03-016 (Single Family Residential and Commercial Uses)	Undeveloped Land
East	Unzoned (City of McKinney ETJ)	Undeveloped Land
West	Unzoned (City of McKinney ETJ)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to zone the subject property to “SF5” – Single Family Residential District, generally for single family residential detached uses. The subject property is contiguous to the north of the recently annexed Starnes Creek property, which is zoned for similarly for single family residential detached uses on the portion directly adjacent to the subject property. As the Future Land Use Modules Diagram designates the property as Suburban Mix, Staff feels the proposed use is in keeping with the Comprehensive Plan and will be compatible with the future adjacent and surrounding developments. As such, Staff recommends approval of the zoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) Modules Diagram designates the subject property as Suburban Mix within a minimally developed area. The Comprehensive Plan lists factors to be considered when a zoning is being considered within an undeveloped area:

- **Conformance with Desired Land Use Mix:** The proposed zoning shown on the attached zoning exhibit is within the allowable percentage for single family residential uses in the module.

- Locational Criteria: The use proposed by this zoning request is within the allowable locations as shown on the FLUP modules diagram of the Comprehensive Plan. Per the Comprehensive Plan, the Suburban Mix module establishes a list of locational criteria to be completed in the final design stages:

Suburban Mix Module:

- Commercial uses are to be located nearest the intersection of two major arterials.
 - Parks should be developed in areas to preserve existing trees, wetlands, or natural habitat. Parks should also work in conjunction with school sites and be accessible by pedestrians, bicycles, and public streets.
 - Open space should be used as an amenity for surrounding development. Many times the open space takes the form of a floodplain, wetlands, or stands of existing trees. This integration can occur in many ways—a common method is to have a road front the open space providing a public view, access, or “front-door” to the amenity.
 - Low density single family detached residential development be designed with streets that connect the homes to arterials and do not encourage “cut through” traffic patterns.
 - Sidewalks and Hike & Bike Trails should be provided to accommodate pedestrians and bicyclists on both sides of public streets.
- Compliance with Community Form: The proposed zoning request should allow the future development to have a positive impact on the community form and character of the built environment within the Suburban Mix module. The form of the built environment in a Suburban Mix module is centered on the suburban style home and standard traditional neighborhood unit. This traditional neighborhood unit may have commercial land uses located near neighborhoods at the intersections of arterials in order to provide convenient access to the most frequently needed retail uses.
 - Impact on Infrastructure: The proposed zoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area since the area is designated for suburban mix uses on the FLUP module diagram.
 - Impact on Public Facilities/Services: The proposed zoning request should have a minimal impact on public facilities and services since the area is designated for suburban mix uses on the FLUP module diagram.

- Compatibility with Existing and Potential Adjacent Land Uses: Staff believes the zoning request will be compatible with the existing and potential adjacent properties currently shown on the Future Land Use Plan as suburban mix.
- Timing of Zoning Request: The proposed zoning request will not hinder or negatively impact the ability of the modules to develop as intended.
- Fiscal Analysis: The attached fiscal analysis shows a negative cost benefit of \$231,130 using the full cost method.

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
- Fiscal Analysis
- Proposed Zoning Exhibit - Boundary
- PowerPoint Presentation