

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, 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 and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the Northeast Corner of Weiskopf Avenue and Van Tuyl Parkway

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 15, 2016 meeting.

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

To modify “PD” – Planned Development District Ordinance No. 2014-11-087 Exhibit D as follows:

1. Section 2d. Overarching Design Guidelines subsections 4, 5, and 6 to:
 - a. “4. Blank walls that exceed 20 horizontal feet in length without a window or architectural opening and are oriented toward a public or private right-of-way shall be prohibited, except for upper floors of a structured parking facility which upper floors must contain at least two (2) of the following architectural features:
 - a. columns that create articulation,
 - b. cornice treatments on the horizontal elements of the parking facility,
 - c. screening materials and/or configurations acceptable to the Director of Planning,
 - d. exterior architectural materials matching those incorporated into the balance of the building, or
 - e. other features approved by the Planning Director.
5. The first floor of buildings facing Collin McKinney Parkway shall conform to the design requirements in Subsection v. of Section 4.a. hereafter.

6. The architectural treatment and design of a building's front façade shall be continued around all sides that are visible from the public right-of-way; provided, however, the foregoing shall not apply to a building's first floor that fronts on Van Tuyl Plaza or Collin McKinney Parkway or the façade of a structured parking facility incorporated in a building.”
2. Section 4a. Craig Ranch Urban Core-2 (UC2) Development Standards subsection v. to:
 - a. “v. Multi-family residential uses subject to the following:
 1. Units within the first floors fronting on Van Tuyl Plaza and Collin McKinney Parkway shall be designed and constructed with minimum ceiling heights of twelve (12) feet and in a manner that allows conversion to a retail or commercial use without major renovation.
 2. The first floors adjacent to Van Tuyl Plaza and Collin McKinney Parkway shall be separated visually from the floors above through the use of a cornice, an articulation line or other architectural features acceptable to the Director of Planning.
 3. The façades of the units on the first floors adjacent to Van Tuyl Plaza and Collin McKinney Parkway shall have large storefront windows with base plates of no higher than 30 inches in a configuration acceptable to the Director of Planning and shall incorporate at least two (2) of the following elements:
 - a. an entranceway that is recessed no less than two (2) feet,
 - b. awnings covering the windows or door, or both,
 - c. transom windows above the windows or door, or both,
 - d. horizontal bands for signage with a width of no less than 24 inches,
 - e. such other architectural elements approved by the Director of Planning that are designed to facilitate the unit's future conversion to a commercial use.
 4. A minimum ten (10) foot wide sidewalk shall be adjacent to each first floor that faces Van Tuyl Plaza and Collin-McKinney Parkway.
 5. 80% of the required parking spaces shall be provided within a structured parking facility”,
 3. Section 4b. Craig Ranch Urban Core-2 (UC2) Development Standards subsection i. to:

- a. “i. Front Build-to Line: 10’ with a 5’ encroachment area”, into which improvements such as, but not limited to, awnings, signage, fixtures, and other projections from the building frontage can be placed.”

APPLICATION SUBMITTAL DATE: December 14, 2015 (Original Application)
 January 6, 2016 (Revised Submittal)
 February 1, 2016 (Revised Submittal)
 February 5, 2016 (Revised Submittal)
 February 12, 2016 (Revised Submittal)
 February 18, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 14.05 acres of land, generally to modify the existing development standards. More specifically, the applicant is requesting to modify the allowed uses and establish design standards for the buildings along Van Tuyl Plaza and Collin McKinney Parkway, discussed in further detail below.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2014-11-087 (Mixed Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-02-017 (Retail and Mixed Uses)	Time Square at Craig Ranch and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-02-017 and “PD” – Planned Development District Ordinance No. 2005-02-016 (Commercial, Office, and Mixed Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2014-11-087 (Commercial, Retail, and Open Space Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2014-11-087 (Commercial, Retail and Mixed Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to modify the current zoning to allow for multi-family uses on the first floor in the Craig Ranch Urban Core-2 (UC2) character district.

The applicant is requesting to modify the current zoning to allow multi-family residential uses on the first floor and to create design standards with a retail appearance and that have the ability to be converted for retail uses without major renovation. The applicant has indicated in the letter of intent that there is very little demand for first floor retail currently in the market and that building first floor retail would make the tracts uneconomical for development. Staff feels that with the design standards and the ability for the first floor to convert to commercial and retail uses in the future it provides the ability to adapt to future market demands. Additionally, Staff feels that the rezoning request is in conformance with the intent of the original zoning to create an urban and mixed use development, and 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 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 commercial and residential 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 residential zoning of the subject property.

The attached “Land Use and Tax Base Summary” shows that Module 12 is currently comprised of approximately 16% residential uses and 84% 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 21.4% from residential uses and 78.6% from non-residential uses (including mixed-use, institutional and agricultural uses). Estimated tax revenues by type in Module 12 are comprised of approximately 61.2% ad valorem taxes and 38.8% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

CONFORMANCE TO THE MULTI-FAMILY POLICY: The current zoning already allows for multi-family uses on the property as part of a mixed use development and Staff feels that the rezoning request is in conformance with the intent of the Multi-family policy.

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. 2014-11-087
- Proposed Zoning Exhibit
- Proposed Development Standards - Redline
- Elevations – Informational Only
- Rendering – Informational Only
- PowerPoint Presentation