

PLANNING & ZONING COMMISSION MEETING OF 10-13-15 AGENDA ITEM #14-222Z

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 North Side of County Road 164 (Future Bloomdale Road) and Approximately 860 Feet West of County Road 1006

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the November 3, 2015 meeting.

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

APPLICATION SUBMITTAL DATE: August 11, 2014 (Original Application)
January 2, 2015 (Revised Submittal)
August 19, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to zone approximately 126.72 acres of land to "SF5" – Single Family Residential District, generally for single family detached residential uses.

The request for zoning will be forwarded to the City Council for final consideration at the November 3, 2015 meeting along with the 3rd and final public hearing for the associated annexation case (14-221A3) and associated development agreement.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	Unzoned (City of McKinney ETJ)	Single Family Home

North	“PD” – Planned Development District Ordinance No. 1703 (Park Uses)	Undeveloped Land
South	Unzoned (City of McKinney ETJ)	Undeveloped Land
East	Unzoned (City of McKinney ETJ)	Single Family Homes
West	“RS-72” – Single Family Residence District (Single Family Residential Uses) and Unzoned (City of McKinney ETJ)	Single Family Homes

PROPOSED ZONING: The applicant is requesting to zone the subject property to “SF5” – Single Family Residential District, generally for single family residential detached uses. Both the Future Land Use Plan and Future Land Use Plan Module Diagram designate the property as Suburban Mix and, as such, the proposed single family residential development is in keeping with the Comprehensive Plan and should be compatible with the future adjacent and surrounding developments. Therefore, Staff recommends approval of the proposed zoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) Module 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 for single family residential uses is within the allowable percentages for each land use in this module. The attached Module Tracking Spreadsheet shows the remaining acres of each land use allowed in this module.
- **Locational Criteria:** The use proposed by this zoning request is within the allowable locations as shown on the FLUP module 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.
- 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 Module Diagram as suburban mix.
- Conformance with the Northwest Sector Study Phase I Report: The Central East Sub-Area (in which the subject property is located) encourages preservation of existing natural features with surrounding, integrated development. Staff feels the proposed residential development should be compatible with the vision for this Sub-Area.
- Timing of Zoning Request: The proposed zoning request does not appear to hinder or negatively impact the ability of the module to develop the primary land use.

- Fiscal Analysis: The attached fiscal analysis shows a negative cost benefit of \$355,490 using the full cost method.

The attached "Land Use and Tax Base Summary" shows that Module 50 is currently comprised of approximately 22.2% residential uses, 24.2% non-residential uses (including institutional uses) and 53.6% within the Extraterritorial Jurisdiction (ETJ). The proposed rezoning request will have an impact on the anticipated land uses in this module, increasing the residential component. Estimated tax revenues in Module 50 are comprised of approximately 85.4% from residential uses and 14.6% from non-residential uses. Estimated tax revenues by type in Module 50 are comprised of approximately 100% ad valorem taxes and 0% 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
- Fiscal Analysis
- Land Use and Tax Base Summary
- Module 50 Tracking Sheet
- Proposed Zoning Exhibit - Boundary
- PowerPoint Presentation