

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Texas North Residential, L.L.C., on Behalf of RHC/Teek, Ltd., and Builders Carpet, for Approval of a Request to Rezone Fewer than 12 Acres from “PD” – Planned Development District to “RG 27” – General Residence Townhome District, Located Approximately 1,180 Feet South of Eldorado Parkway and on the West Side of Alma Road

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the February 4, 2014 meeting.

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

APPLICATION SUBMITTAL DATE: November 25, 2013 (Original Application)
December 9, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 11.83 acres of land, located approximately 1,180 Feet South of Eldorado Parkway and on the West Side of Alma Road from “PD” – Planned Development District to “RG 27” – General Residence Townhome District.

The governing ordinance, “PD” – Planned Development District Ordinance No. 2003-02-015 designates the subject property as “ML-2” – Light Manufacturing per “PD” – Planned Development District Ordinance No. 1621, allowing non-residential uses such as light industrial, retail, service, office, and institutional and prohibiting residential uses other than quarters for a watchman or caretaker.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of a preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

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.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2003-02-015 (Light Manufacturing Uses)

North	“PD” – Planned Development District Ordinance No. 2005-11-014 (Multi-Family Residential Uses and “PD” – Planned Development District Ordinance No. 2003-02-015 (Light Manufacturing Uses)	Villas at Willow Grove, Builders Carpet and Design Center, and Advantage Storage
South	“PD” – Planned Development District Ordinance No. 2003-02-015 (Single Family Residential Uses)	Aspendale Residential Subdivision
East	“AG” – Agriculture (Agricultural Uses) and “OS” - Open Space	Gabe Nesbitt Community Park
West	“PD” – Planned Development District Ordinance No. 1621 (Open Space/Regional Detention Uses) and “PD” – Planned Development District Ordinance No. 2005-11-014 (Multi-Family Residential Uses)	Stonebridge Ranch Regional Detention Pond and Villas at Willow Grove

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “PD” – Planned Development District, generally for light manufacturing uses to “RG 27”- General Residence Townhome District in order to develop the property with townhomes (single family dwellings - attached).

The governing planned development ordinance (“PD” – Planned Development District Ordinance No. 2003-02-015) designates the property for industrial and other non-residential uses. The base industrial designation prohibits residential uses on the property with the exception of a caretaker’s quarters. As such, the applicant is requesting to rezone the subject property to allow for townhomes to be built on the property, between the existing commercial/self-storage and multi-family uses to the north and the existing single family residential subdivision (Aspendale) to the south.

In the original planned development ordinance (“PD” – Planned Development District Ordinance No. 1621), the zoning designated a significant portion of Planning Area 10 (including the subject property) for light industrial uses, following the “ML-2” – Light

Manufacturing regulations. In 2003, City Council approved a rezoning request, which included approximately 152.38 acres located to the south of the subject property, changing the land use from light industrial to single family residential. The proposed rezoning request to change the subject property to allow townhomes will help to serve as a transition of land uses from the industrial zoning, established in 1986, and the single family detached residential zoning, established in 2003. 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 industrial uses, as the existing industrial zoning designation was in place when the FLUP was approved. The FLUP modules diagram designates the subject property as suburban mix 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 “Land Use Compatibility and Mix” by providing “Land use patterns that address appropriate transition and mix of uses” and “Land use patterns that complement one another.”
- **Impact on Infrastructure:** The proposed rezoning request may have an impact on the existing and planned water, sewer and thoroughfare plans in the area. Staff cannot determine the exact difference in the impact on infrastructure as the wide range of industrial and non-residential uses currently allowed could impact the infrastructure more or less than the impact of a townhome development.
- **Impact on Public Facilities/Services:** The proposed rezoning request will have an increased impact on public services, such as schools, fire and police, libraries, parks and sanitation services due to the change in general land use from industrial/commercial to residential.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The properties located adjacent to the subject property are developed for single family and multi-family residential uses, as well as commercial and self-storage uses. Staff feels that the proposed rezoning request for townhomes will be compatible with the adjacent residential and commercial/self-storage uses and will serve as an ideal transition of uses from industrial to single family residential.
- **Fiscal Analysis:** The attached fiscal analysis shows a negative cost benefit of \$208,621 using the full cost method. Although Staff recognizes City Council’s desire to maintain a strong non-residential tax base throughout the City, Staff feels that the industrial uses currently allowed to be built on the subject property are not ideal in such close proximity to the adjacent single family residential uses

and that the proposed townhome development will create an ideal transition of land uses.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of townhome 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
- Fiscal Analysis
- Proposed Zoning Exhibit
- PowerPoint Presentation