

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 Kimley-Horn and Associates, Inc., on Behalf of David Huang, for Approval of a Request to Rezone Fewer than 63 Acres from “AG” – Agricultural District to “PD” – Planned Development District, Generally to Establish Development Regulations that Allow for the Development of Single Family Residential Uses; and to Rezone Fewer than 30 Acres from “AG” – Agricultural District to “C2” – Local Commercial District, Located on the Southwest Corner of State High 5 (McDonald Street) and Bloomdale Road

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the July 15, 2014 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed rezoning request due to a lack of conformance with the Comprehensive Plan.

However, if the rezoning request is to be approved, the following special ordinance provisions shall be applicable:

1. The use and development of Tract 1 (approximately 62.46 acres) shall develop in accordance with the “PD” – Planned Development District, and as amended, and shall develop in conformance with the attached proposed development regulations.
2. The use and development of Tract 2 (approximately 29.35 acres) shall conform to the regulations of Section 146-112 (“C2” – Local Commercial District) of the Zoning Ordinance, and as amended.

APPLICATION SUBMITTAL DATE: March 24, 2014 (Original Application)
May 13, 2014 (Revised Submittal)
May 27, 2014 (Revised Submittal)
May 29, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 62.46 acres (Tract 1) from “AG” – Agricultural District to “PD” – Planned Development District, generally to establish development regulations that allow for the development of single family detached residential units, and is also requesting to rezone approximately 29.35 acres (Tract 2) from “AG” – Agricultural District to “C2” – Local Commercial District. The development regulations proposed for Tract 1 include special ordinance provisions related to screening and buffering, architectural standards, masonry percentages, landscaping, open space, and entry features for the residential use.

On March 6, 2012, the City Council denied a similar rezoning request for a portion of the subject property. With that rezoning request (11-191Z), the applicant requested to rezone the subject property (65 acres) for single family residential uses.

On November 6, 2012, the City Council denied a similar rezoning request by the previous applicant (12-093Z5) to rezone the property for single family residential uses (approximately 84 acres) and commercial uses (approximately 29 acres).

On May 27, 2014, the Planning and Zoning Commission tabled the item indefinitely per the applicant’s request.

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: “AG” – Agricultural District (Undeveloped Land)

North	“PD” – Planned Development District No. 2002-05-041 and “AG” – Agricultural District (Single Family Residence Uses)	Pecan Ridge Estates
South	“AG” – Agricultural District (Light Manufacturing Uses)	MCD Innovations and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2005-02-015, “PD” – Planned Development District Ordinance No. 2005-05-048, and “AG” – Agricultural District (Undeveloped Land and Commercial Uses)	Undeveloped Land and Single Family Residences
West	“AG” – Agricultural District	Undeveloped City-owned Property Land (Planned site for a City Fire Administration and

Training Facility with
Burn Tower; Planned
site for the Bloomdale
Water Pumping Station

PROPOSED ZONING: The applicant is requesting to rezone approximately 62.46 acres from “AG” – Agricultural District to “PD” – Planned Development District, generally to establish development regulations that allow for the development of single family detached residential units, and is also requesting to rezone approximately 29.35 acres (Tract 2) from “AG” – Agricultural District to “C2” – Local Commercial District. The applicant is not requesting any modifications to the commercial designation proposed for Tract 2 and, as such, is not subject to the attached development regulations.

Tract 1 of the subject property is proposed to develop according to the attached development regulations that generally allow for the development of single family detached residential units. The applicant has proposed that this portion of the tract follow the “SF5” – Single Family Residential District with special ordinance provisions modifying elements including, but not limited to, architectural standards, masonry requirements, screening and buffering requirements, landscape regulations, and open space requirements. The applicant has indicated that the enhanced architectural standards will help create a level of exceptional quality within the development. The applicant has also provided a preliminary layout for informational purposes only, which shows a general representation of how the residential portion might develop. Staff is not opposed to the requested special ordinance provisions and, as such, was not a determining factor in the recommendation for denial.

It is important to note that City is currently in the planning stages for a future Fire Administration and Training Facility with an associated burn tower on the property located directly west of the residential portion (Tract 1) of the subject property. As shown on the potential residential layout plan, multiple homes could back directly to this facility and Staff feels that the planned facility could negatively impact said homes with fire training exercises performed in close proximity to the property. The City has also planned to locate the Bloomdale Water Pumping Station to the west of the subject property. In an effort to mitigate the possibility of potential future residents being unaware of what may be constructed on the adjacent property, the applicant has provided a special ordinance provision within the attached development regulations mandating a 48” by 48” sign be installed and maintained by the developer of the residential portion of the property along Bloomdale Road indicating the future use of the adjacent property as a fire training facility with an associated burn tower as well as the Bloomdale Water Pumping Station.

Staff recommends denial of the proposed rezoning request due to a general lack of conformance with the vision outlined by the City of McKinney’s Comprehensive Plan. The non-conformities of the proposed rezoning request are discussed in more detail below.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for heavy manufacturing uses. The FLUP modules diagram designates the subject property as industrial 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 not in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change does not help the community attain the goal of “Land Use Compatibility and Mix” through the stated objective of “land use patterns that optimize and balance the tax base of the City.” Another goal of the Comprehensive Plan that is not accomplished is “Economic Development Vitality for a Sustainable and Affordable Community” by allowing for “business and industrial parks.”

Additionally, the proposed rezoning request does not help to further a strong, balanced economy, which is a stated strategic goal of the City Council. Nearly three quarters of the City’s ad valorem tax base comes from its residential housing stock. In order to balance this tax base, more non-residential uses are needed. Zoning property that is designated by the Comprehensive Plan for industrial uses as residential uses will not help to balance the ad valorem tax base nor will it help to increase the amount of revenue that is generated through sales taxes.

- Locational Criteria: The industrial future land use plan module does not reflect an allowance for residential uses. As such, this proposal is not in conformance with the vision outlined by the Comprehensive Plan. Furthermore, the Comprehensive Plan states that the impact of potential industrial uses on adjacent residential uses and environmentally sensitive areas should be considered when determining the appropriate intensity of uses for particular areas. If the proposed rezoning request were approved, it may make the development of future industrial uses in the area more difficult in turn further eroding the possibility for a strong industrial tax base in the area.
- Impact on Infrastructure: The water master plan, sewer master plan, and master thoroughfare plan are all based on the anticipated land uses as shown on the Future Land Use Plan. The Future Land Use Plan (FLUP) designates the subject property generally for industrial uses. While residential uses will place a slightly smaller demand on the sanitary sewer systems than industrial uses would, the proposed rezoning request for residential uses will have a negative impact on the existing and planned water and thoroughfare systems in the area as single family residential uses generally place a higher burden on planned and existing water and transportation systems than industrial uses do.
- Impact on Public Facilities/Services: Similar to infrastructure, public facilities and services are all planned for based on the anticipated land uses shown on the

Future Land Use Plan. The Future Land Use Plan (FLUP) designates the subject property generally for industrial uses. The proposed rezoning request will have a negative impact on public services, such as schools, fire and police, libraries, parks and sanitation services as single family residential uses generally place a higher burden on public facilities/services than industrial uses do.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for commercial, light manufacturing, and agricultural uses. The subject property has direct frontage onto McDonald Street and Bloomdale Road and is mostly surrounded by vacant land that, per the Comprehensive Plan, is designated for industrial uses. The Bray Central industrial development, former Blockbuster facility, and the Collin County Service Center and Medical Examiner's office are all in close proximity to the subject property, further enhancing the area's suitability for industrial uses. To the north of Bloomdale Road, an approximately 210 lot, single family residential development already exists. Located directly to the west of the subject property is approximately 100 acres of undeveloped City owned land that is intended to be the site of a future Fire Administration and Training Facility with an associated burn tower. The Bloomdale Water Pumping Station is also planned for construction on this property.

If the proposed rezoning request is approved and the subject property is rezoned to allow single family residential uses, the land located to the south would likely no longer be ideal for industrial uses as it would be immediately surrounded by single family residential developments. Furthermore, if the proposed rezoning request is approved, Staff can foresee market pressures to rezone properties located between the subject property and Wilmeth Road for residential uses. Approval of the proposed rezoning request would likely result in a domino effect of property that has been designated and reserved for industrial land uses by the Comprehensive Plan being zoned and used for residential uses.

When the City of McKinney's Comprehensive Plan was updated in 2004, the Future Land Use Plan was modified to ensure that if land was developed in accordance with the Plan, a near-balanced tax base would be achieved. If the proposed rezoning request were approved, over 62 acres of land that was designated for industrial land uses would likely be lost to residential land uses and the tax implications would be increasingly more difficult to overcome as the areas remaining in the City of McKinney well-suited to accommodate industrial land uses decreases.

Furthermore, the subject property and the immediate area are served by a number of major arterial roadways (ultimate 6-lane configuration) and a major regional highway including Wilmeth Road, Bloomdale Road, F.M. 543, and McDonald Street (State Highway 5). These roadways will provide easy access to Central Expressway (US 75) to the west and State Highway 121 to the north. The type of vehicular access that is provided to this area of McKinney is ideal for

industrial uses as it will allow tractor-trailer trucks easy and quick access to major transportation corridors. Furthermore, the area's close proximity to the McKinney National Airport makes it an ideal location for future corporate headquarters.

- Fiscal Analysis: The attached fiscal analysis shows a positive cost benefit of \$476,828 using the full cost method.
- 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 MASTER PARK PLAN (MPP): The proposed rezoning request does not conflict with the Master Park Plan.

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed rezoning request does not conflict with the Master Thoroughfare Plan.

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 – Land Use Designations
- Proposed Zoning Exhibit – Metes and Bounds
- Proposed Zoning Exhibit - Development Regulations
- Potential Residential Layout – Informational Only
- PowerPoint Presentation
- Applicant PowerPoint Presentation