

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” – Agricultural District to “PD” – Planned Development District, to Allow for Commercial, Single Family Detached Residential, Single Family Attached Residential and Industrial Uses, Located on the Southwest Corner of Bloomdale Road and State Highway 5 (McDonald Street)

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 19, 2015 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 the Single Family Residential portion of the subject property shall conform to the regulations of Section 146-106 (“SF5” – Single Family Residential District) of the Zoning Ordinance, and as amended, except as follows:
 - a. All single family detached residential dwelling units shall be subject to the attached Single Family Architectural and Site Standards.
2. The use and development of the Townhome Residential portion of the subject property shall conform to the regulations of Section 146-108 (“TH” – Townhome Residential District), and as amended.
3. The use and development of the Commercial portion of the subject property shall conform to the regulations of Section 146-112 (“C2” – Local Commercial District), and as amended.

4. The use and development of the Light Industrial portion of the subject property shall conform to the regulations of Section 146-114 (“LI” – Light Industrial District) of the Zoning Ordinance, and as amended.
5. Development on the subject property shall generally conform with the land use areas as shown on the attached Zoning Exhibit – PD Concept Map.

APPLICATION SUBMITTAL DATE: March 16, 2015 (Original Application)
 March 30, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 112.91 acres of land from “AG”- Agricultural District to “PD” – Planned Development District generally to allow for commercial, single family attached residential, single family detached residential and industrial Uses. In addition to the zoning designations for each of the above listed uses, the applicant is proposing architectural standards for the single family detached uses.

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 June 10, 2014, the Planning and Zoning Commission tabled a similar rezoning request indefinitely per the applicant’s request. The previous applicant (14-085Z2) requested to rezone the subject property for single family detached residential uses (approximately 62.46 acres) and commercial uses (approximately 29.35 acres).

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” – Agricultural District (Agricultural Uses)	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 (Agricultural Uses), “ML” – Light Manufacturing District (Light Manufacturing Uses), and “PD” – Planned Development District Ordinance No. 1451 (Light Manufacturing Uses)	MCD Innovations and Undeveloped Land
East	“AG” – Agricultural District (Single Family Residential Uses) and “PD” – Planned Development District Ordinance No. 2006-04-041 (Light Manufacturing Uses)	Bloomdale Water Pump Station, Single Family Residences, and Undeveloped Land
West	“AG” – Agricultural District (Agricultural Uses)	Undeveloped City owned property (Site is under consideration for a City Fire Administration and Training Facility with Burn Tower)

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “AG”- Agricultural District to “PD” – Planned Development District generally to allow for commercial (approximately 11.22 acres), single family attached residential (approximately 9.66 acres), single family detached residential (approximately 80.33 acres) and industrial uses (approximately 11.32 acres).

More specifically, the applicant is requesting that the property develop according to the rules and regulations of Section 146-106 (“SF5” – Single Family Residential District), Section 146-112 (“C2” – Local Commercial District), Section 146-108 (“TH” – Townhome Residential District), and Section 146-114 (“LI” – Light Industrial District) of the Zoning Ordinance, and as amended. The applicant has provided a zoning exhibit indicating where each of the proposed land uses will be situated on the property and has also provided architectural standards for the SF5 portion of the property that the applicant believes will ensure that an exceptional quality residential product is built. Staff is not opposed to the requested architectural standards and, as such, was not a determining factor in the recommendation for denial.

It is important to note that City is currently considering a future Fire Administration and Training Facility with an associated burn tower on the property located directly west of the single family detached residential portion (SF5) of the subject property. As proposed, 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 is also considering the location of the future Bloomdale Water Pumping Station to the west of the subject property.

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. 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, single family residential, and agricultural uses. The subject property has direct frontage onto State Highway 5 (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 being considered for future Fire Administration and Training Facility with an associated burn tower and the future Bloomdale Water Pumping Station.

In addition to the surrounding areas designated on the FLUP for industrial uses, the applicant has proposed approximately 11.32 acres for industrial uses directly south/adjacent to the proposed single family detached residential uses. Staff does not feel that these two designations are compatible with one another and is of the opinion that the industrial uses in such close proximity to the residential uses will negatively impact the quality of life for future residents within the subdivision. As such, Staff is not in support of industrial uses in such close proximity to residential uses, and vice versa.

If the proposed rezoning request is approved and the subject property is rezoned to allow single family residential uses, land located in close proximity/adjacent to the property 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 further to the south 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, approximately 90 acres of land that was designated for industrial land uses would 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 negative cost benefit of using \$34,627 using the full cost method.

The attached "Land Use and Tax Base Summary" shows that Module 10 is currently comprised of approximately 10% residential uses, 81.6% non-residential uses (including institutional and agricultural uses), and 8.3% within the extra territorial jurisdiction (ETJ). The proposed rezoning request will have an impact on the anticipated land uses in this module, increasing the residential and non-residential components. Estimated tax revenues in Module 10 are comprised of approximately 17.2% from residential uses and 81.5% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 10 are comprised of approximately 50.9% ad valorem taxes and 49.1% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial, residential, and light industrial land 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
- Comprehensive Plan Maps
- Fiscal Analysis
- Land Use and Tax Base Summary
- Proposed Zoning Exhibit
- Proposed Architectural Standards
- PowerPoint Presentation