PLANNING & ZONING COMMISSION MEETING OF 12-13-16 AGENDA ITEM #16-306Z

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "O" – Office District to "SF5" – Single Family Residential District, Located Approximately 785 Feet North of White Avenue and on the East Side of Community Avenue

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the January 3, 2017 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed rezoning request due to lack of conformance with the City of McKinney's Comprehensive Plan and City Council's goal of preserving and developing the non-residential tax base.

However, should the rezoning request be approved, the subject property shall develop in accordance with Section 146-106 ("SF5" – Single Family Residential District) of the zoning ordinance, and as amended.

Professionally speaking, Staff has no objections to the proposed rezoning request as development of the entire property for non-residential uses may be challenging due to its limited access, the property's mid-block location and the adjacent residential land uses to the north and future residential uses to the south, which make the property more conducive to residential uses.

APPLICATION SUBMITTAL DATE: October 10, 2016 (Original Application)
October 21, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 17.65 acres of land from "O" – Office District to "SF5" – Single Family Residential District, generally for single family detached residential uses.

On November 8, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the rezoning request, however due to a noticing error this item is being reconsidered at the December 13, 2016 Planning and Zoning Commission meeting. Staff has re-noticed this item accordingly.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"O" – Office District (Office Uses)	Undeveloped Land
North	"BG" – General Business District and "CC" – Corridor Commercial Overlay District (Commercial Uses)	Live Oak Subdivision
South	"PD" – Planned Development District Ordinance No. 1998-04-024 (Residential Uses)	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 1998-10-057 and "C" – Planned Center District (Commercial Uses)	The Home Depot and Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 1281 (Office Uses)	Raytheon Company

PROPOSED ZONING: The applicant is requesting to rezone approximately 17.65 acres of land from "O" – Office District to "SF5" – Single Family Residential District. The governing zoning primarily allows for office uses in accordance to Section 146-88 ("O" – Office District) of the Zoning Ordinance, and as amended. The applicant has indicated their intent to develop the subject property for single family detached residential uses.

Developing the subject property for non-residential uses may be hindered by the property's mid-block location and the lack of access. The subject property is adjacent to existing single family residential uses to the north, the Raytheon Company to the west and existing commercial uses to the east. While the properties located to the south are currently undeveloped, a record plat for a proposed townhome development and a site plan for a multiple family development have been approved for the properties. Given the property's mid-block location, limited access, and the existing and proposed residential uses adjacent to the property, Staff is of the opinion that development of non-residential uses could be challenging. As such, Staff has no objection to the proposed rezoning for single family residential use.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for office uses. The FLUP modules diagram designates the subject property as Office Park within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning is being considered within a undeveloped area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally not in conformance with the goals and objectives of the Comprehensive Plan, particularly "Land Use Compatibility and Mix," specifically through the objective of "land use patterns that optimize and balance the tax base of the City."

  While Staff recognizes that the approximately 17.65 acres of office uses may be challenging to develop in the near future, the proposed rezoning request does not help to further a strong, balanced economy. As this is a stated strategic goal of the City Council, Staff is unable to support the request. 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. Rezoning approximately 17.65 acres designated for office uses to single family detached residential uses will not help balance the ad valorem tax base nor will it help to increase the amount of revenue that is generated through sales taxes.

- Impact on Infrastructure: The proposed rezoning request may have an impact on the existing and planned water, sewer and thoroughfare plans in the area since the land use would change from office to residential uses.

- Impact on Public Facilities/Services: The proposed rezoning request should have an impact on public facilities and service, such as schools, fire and police, libraries, parks and sanitation services, as the land use will change from office to residential uses requiring additional public services.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned and/or used for office, commercial and residential uses, and as such the request should be compatible with the existing surrounding development.

- Fiscal Analysis: Staff performed a fiscal analysis for this case because the rezoning request does alter the base non-residential zoning of the subject property. The fiscal analysis shows a negative cost benefit of $42,567 using the full cost method.

  The attached "Land Use and Tax Base Summary" shows that Module 16 is currently comprised of approximately 14.6% residential uses and 85.4% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have an impact on the anticipated land uses in this module. Estimated tax revenues in Module 16 are comprised of approximately 13.5% from residential uses and 86.5% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 16 are comprised of approximately 74.8% ad valorem taxes and 25.2% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of residential 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
- PowerPoint Presentation