

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Gleinser, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, on Behalf of VCIM Partners, L.P., Tournament Players Club at Craig Ranch, L.P., and McKinney Seven 185, L.P., for Approval of a Request to Rezone Fewer than 143 Acres from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located Approximately 200 Feet South of Collin McKinney Parkway and Approximately 230 Feet East of Custer Road

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the January 7, 2014 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed rezoning request due to lack of conformance with Appendix B-2 (Regional Employment Center - Overlay Urban Design Standards) of the Zoning Ordinance.

However, should the proposed rezoning request be approved, the following special ordinance provision shall apply:

1. The use and development of the subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: November 11, 2013 (Original Application)
November 25, 2013 (Revised Submittal)
December 5, 2013 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to rezone approximately 142.04 acres of land generally to modify the development standards for single family residential (attached and detached) and multiple family residential uses.

The applicant has requested several modifications to the proposed single family detached residential uses, which includes increasing the required amount of internal open space, reducing the required offset between the building and the garage facades, removing the front porch requirement, reducing the side-at-corner and side yard setbacks, reducing the finished floor area, and increasing the maximum block length.

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. 2001-02-017, “PD” – Planned Development District Ordinance No. 2003-05-050, “PD” – Planned Development District Ordinance No. 2005-06-066, “PD” – Planned Development District Ordinance No. 2006-02-018, and “REC” – Regional Employment Center Overlay District (Mixed Use and Commercial Use)

North	“PD” – Planned Development District Ordinance No. 2001-02-017, “PD” – Planned Development District Ordinance No. 2003-05-050, “PD” – Planned Development District Ordinance No. 2005-06-066, “PD” – Planned Development District Ordinance No. 2006-02-018, and “REC” – Regional Employment Center Overlay District (Commercial Uses)	TPC at Craig Ranch Golf Club and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2001-02-017, “PD” – Planned Development District Ordinance No. 2007-10-107, and “REC” – Regional Employment Center Overlay District (Mixed Uses and Commercial Use)	McKinney Towne Crossing Shopping Center and Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Mixed Uses)	TPC at Craig Ranch Golf Club and Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2003-05-050, “PD” – Planned Development District Ordinance No. 2005-06-066, “PD” – Planned	Sonic Drive-In, QuikTrip, Wave Wash, and Undeveloped Land

Development District Ordinance No.
2006-02-018, and “REC” – Regional
Employment Center Overlay District
(Mixed and Commercial Uses)

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally to modify the development standards for single family residential (attached and detached) and multiple family residential uses in the locations shown on the attached land plan. It is important to note that all of the proposed uses are currently permitted on the subject property. The applicant has also provided a special ordinance provision requiring no less than 9 acres of internal open be provided across the entire development, which is above the required minimum of 5% across for the property (approximately 7.1 acres).

Staff is unable to support the modifications being requested for finished floor elevations, front porches, cul-de-sacs, and building/garage façade offset for single family detached residences. The “REC” neighborhood design standards are in place to ensure the development of fully integrated pedestrian-oriented neighborhoods as well as to create an aesthetically pleasing product. By removing the front porches, reducing the offset between the garage and front façade of the house (from 20 feet to 5 feet), allowing cul-de-sacs, and reducing the finished floor elevation, Staff feels that architectural interest and meaningful public/private open spaces that typically provide opportunity for pedestrian interaction within the front yard, will be compromised. The modifications to internal open space, lot coverage, roof styles, alley access, and side yard modifications for single family residences were not a determining factor in Staff’s recommendation of denial. Additionally, Staff does not have objections to the proposed development regulations for the multiple family or single family attached (townhome) residential uses.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for mixed-use uses. The FLUP modules diagram designates the subject property as Regional Employment Center 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 not in conformance with the goals and objectives of the Comprehensive Plan, particularly “Attractive Hometown that Promotes McKinney’s Character” through the objective “homes and buildings complying with City standards and codes”.
- **Impact on Infrastructure:** The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area, as the proposed land uses are currently allowed.

- Impact on Public Facilities/Services: The proposed rezoning request will have an impact on public services, such as schools, fire and police, libraries, parks and sanitation services, as the proposed land uses are currently allowed.
- Compatibility with Existing and Potential Adjacent Land Uses: Since the proposed rezoning request will not alter the allowed land uses on the subject property, Staff is of the opinion that the proposed uses will remain compatible with existing and future development within the immediate area.
- Fiscal Analysis: Staff did not perform a fiscal analysis for this case because the rezoning request does not alter the base commercial zoning of the subject property.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of residential land uses in the area as the proposed residential uses are currently allowed on the property.

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
- Proposed Zoning Exhibit – Metes and Bounds
- Proposed Zoning Exhibit – Land Plan
- Proposed Zoning Exhibit – Development Regulations
- Proposed Trail Exhibit – Informational Only
- PowerPoint Presentation