

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Senior Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of Lifestyle Communities of Texas for Approval of a Request to Rezone Approximately 31.63 Acres from "PD" – Planned Development District to "RS 45" – Single Family Residential District, Located on the Southeast Corner of Hardin Boulevard and Sorrell Road.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the August 21, 2012 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provision:

1. The subject property shall develop in accordance with Section 146-74 "RS 45" – Single Family Residence District of the Zoning Ordinance, and as amended.

APPLICATION SUBMITTAL DATE: Jun 25, 2012 (Original Application)
July 9, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 31.63 acres of land, located on the southeast corner of Hardin Boulevard and Sorrell Road from "PD" – Planned Development District to "RS 45" – Single Family Residence District. The applicant has indicated the desire to develop a detached single family residential neighborhood.

PLATTING STATUS: The subject property is currently unplatted. 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. 2004-09-092
("RG 27" – General Residence District uses)

North	"BG" – General Business District	Undeveloped Land
	"RS 84" – Single Family Residence District	Single Family Residence
South	"RS 84" – Single Family Residence District	Stonegate Residential Neighborhood (Private Street)
East	"RS 84" – Single Family Residence District	Single Family Residence
West	"BG" – General Business District	Undeveloped Land
	"PD" – Planned Development District Ordinance No. 96-04-15	Bluffs & Brookside at Winding Creek Residential Neighborhoods

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" – Planned Development District to "RS 45" – Single Family Residence District. The applicant has indicated that they plan to develop a detached single family residential neighborhood consisting of approximately 96 lots that are approximately 5,500 square feet in size. The anticipated density of the proposed development is 4.1 dwelling units per acre which is far less than is allowed by the "RS 45" zoning district (8.0 dwelling units per acre) and less than the density currently allowed on the property by the existing zoning (14.5 dwelling units per acre). The applicant has provided an informational illustrative plan which generally reflects how the applicant intends to develop the property. Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for medium and low density uses. 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 "Economic Development Vitality for a Sustainable and Affordable Community" through the stated objective of the Comprehensive Plan, a "balanced development pattern". Another goal of the Comprehensive Plan is accomplished through "Land Use Compatibility and Mix" by creating a "mix of land uses that provides for various lifestyle choices".

- Impact on Infrastructure: The Future Land Use Plan (FLUP) designates the subject property generally for medium and low density residential uses. 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 proposed rezoning of the subject property generally conforms to the Future Land Use Plan, and should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.
- Impact on Public Facilities/Services: The Future Land Use Plan (FLUP) designates the subject property generally for medium and low density residential uses. 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 proposed rezoning request generally conforms to the Future Land Use Plan, thus, should have a minimal impact on public facilities and services. If any impact is encountered, it should be a positive impact as the number of dwelling units is being reduced by the proposed rezoning request from what is currently allowed.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for commercial and residential uses. The proposed rezoning request will result in land uses that are generally compatible with the existing and potential adjacent land uses.
- Fiscal Analysis: While the attached cost benefit fiscal analysis reflects a negative net cost benefit of \$88,638 if the property were developed under the proposed zoning district, the fiscal analysis shows a negative cost benefit of \$371,261 if the property were developed under the existing zoning district. This difference is a positive impact of \$282,623.

The full cost method of calculating public service cost is useful for citywide modeling and forecasting. This method takes the entire city budget into account, including those costs that cannot be attributed to any one project such as administrative costs and debt service on municipal bonds. Because the full cost method takes into account all costs, it is useful in tracking the city budget to determine if the citywide tax revenue is sufficient to pay for the operating costs to the city.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of residential land uses in the area since the area is intended to be developed for residential uses.

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 specific comments or phone calls in support of or opposition to this request. That being said, Staff has received several phone calls from adjacent property owners requesting more information regarding the proposed request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Fiscal Analysis
- Illustrative Plan
- PowerPoint Presentation