

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Jennifer Cox, AICP, Director of Planning

FROM: Michael Quint, Senior Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Frisco Independent School District, for Approval of a Request to Rezone Approximately 15.09 Acres from “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “O” – Office District and “REC” – Regional Employment Center Overlay District, Located on the North Side of Silverado Trail and on the East Side of Alma Road.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the June 7, 2011 meeting.

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

1. The subject property develop in accordance with Section 146-88 “O” – Office District of the Zoning Ordinance and “REC” – Regional Employment Center Overlay District.

APPLICATION SUBMITTAL DATE: April 28, 2011 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 15.09 acres of land, located on the north side of Silverado Trail and on the east side of Alma Road from “PD” – Planned Development District (multi-family residential uses) and “REC” – Regional Employment Center Overlay District to “O” – Office District and “REC” – Regional Employment Center Overlay District.

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. 2004-01-002 (multi-family residential uses) and "REC" – Regional Employment Center Overlay District

North "PD" – Planned Development District Ordinance No. 2011-04-022 (single family residential uses) and "REC" – Regional Employment Center Overlay District Undeveloped Land

South "PD" – Planned Development District Ordinance No. 2008-06-063 (office uses); "PD" – Planned Development District Ordinance No. 2002-06-068 (single family residential uses); and "REC" – Regional Employment Center Overlay District Harvest Bend residential development and Undeveloped Land

East "PD" – Planned Development District Ordinance No. 2011-04-022 (single family residential uses) and "REC" – Regional Employment Center Overlay District Undeveloped Land

West "PD" – Planned Development District Ordinance No. 2004-01-002 (commercial uses) and "REC" – Regional Employment Center Overlay District Undeveloped Land

PROPOSED ZONING: The subject property is currently zoned "PD" – Planned Development District Ordinance No. 2004-01-002, generally for multi-family residential uses, and "REC" – Regional Employment Center Overlay District. Recently, the Frisco Independent School District (FISD) purchased the property and indicated the desire to develop a public elementary school on the property. A site plan (11-021SP) for this elementary school was recently approved (March 22, 2011) by the Planning and Zoning Commission. As such, zoning allowing multi-family residential uses is no longer needed as FISD plans to begin construction on the proposed school immediately in order to open by August of 2012.

A rezoning request (10-118Z) for approximately 83 acres for the land located to the north and east of the subject property was recently approved (April 5, 2011) by the City Council. This case's zoning exhibit reflected the FISD's intent to develop the subject property as an elementary school. During the discussion of rezoning request 10-118Z, the City Council asked Staff to contact the FISD to inquire if they would be willing to rezone the property to eliminate the existing multi-family residential zoning since a site plan for an elementary school had already been approved. Staff contacted the FISD to

discuss the issue and FISD agreed to rezone the property thus the proposed rezoning request was submitted.

With that said, FISD has requested to rezone the subject property to the “O” – Office District and “REC” – Regional Employment Center Overlay District. Staff is comfortable supporting the request as it is in conformance with the goals and objectives of the comprehensive plan.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for Medium Density Residential 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 “land use patterns that address appropriate transitions and mix of uses.”
- **Specific Area Plans or Studies:** The subject property is subject to the rules and regulations of the “REC” – Regional Employment Center Overlay District. More specifically, the subject property is located within the Neighborhood Zone of the REC.
- **Impact on Infrastructure:** The Future Land Use Plan (FLUP) designates the subject property generally for 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. Elementary schools and residential uses place different demands on public infrastructure at different times. However, these use’s overall demands are not that dissimilar. As such, the proposed rezoning request 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 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. Elementary schools generally have less impact on public facilities and services than residential uses do. As such, the proposed rezoning request should have a positive impact (less demand) on public services, such as schools, fire and police, libraries, parks and sanitation services.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for commercial, residential, and office uses. The proposed rezoning request will alter the land base use designation from multi-family residential uses to office uses. The Suburban Mix Module encourages the development of a mix of uses (residential, retail, office, and community facilities uses), and the proposed rezoning request satisfies this intent. Because the proposed elementary school and underlying office zoning designation may serve the adjacent residences and will serve to buffer these same residential uses from the potential commercial uses to the west via a logical transition of uses, Staff feels that the proposed use is compatible with the existing and potential adjacent land uses.
- Fiscal Analysis: The attached fiscal analysis shows a positive net cost benefit using the expansion method of \$355,616. The expansion method of calculating public service cost is used for project specific cost of service. This method is used to determine the cost to provide city services to a specific development project. It takes into account only those costs directly attributable to that project and, therefore, is a good measure of the impact of a single zoning decision.

The full cost method also shows a positive net cost benefit of \$290,065. 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 office land uses in the area. Currently, the surrounding properties are zoned generally for residential, retail, and office 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 comments or phone calls in support of or opposition to this request.

ATTACHMENTS:

- Location Map
- Aerial Exhibit
- Letter of Intent
- Property Owner Notice
- Property Owner Notification List

- Fiscal Analysis
- Proposed PowerPoint Presentation