

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” – Planned Development District, “AG” – Agricultural District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, Generally to Allow for Single Family Detached and Attached Residential Uses, Located Approximately 800 Feet East of Alma Road and on the North Side of Collin McKinney Parkway

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the July 21, 2015 meeting.

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

1. Tract 1 of the subject property, as shown on the attached Land Use Plan, shall develop in accordance with the Single Family Detached, Standard Lot requirements of the REC Neighborhood Zone as specified in the “REC” – Regional Employment Center Overlay District, and as amended, except as follows:
 - a. There shall be no maximum lot width.
 - b. Single family detached dwelling units shall be constructed in accordance with the attached Architectural Standards.
2. Tract 2 of the subject property, as shown on the attached Land Use Plan, shall develop in accordance with the Single Family Detached, Standard Lot requirements of the REC Neighborhood Zone as specified in the “REC” – Regional Employment Center Overlay District or Section 146-108 “TH” Townhome Residential District, and as amended, except as follows:
 - a. There shall be no maximum lot width.

- b. Single family detached dwelling units shall be constructed in accordance with the attached Architectural Standards.

APPLICATION SUBMITTAL DATE: March 30, 2015 (Original Application)
 April 22, 2015 (Revised Submittal)
 April 28, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 43.92 acres of land, from “PD” – Planned Development District, “AG” – Agricultural District and “REC” – Regional Employment Center Overlay District, generally for mixed-use, townhome, multi-family residential and agricultural uses to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District generally to allow for single family detached and attached residential uses.

The applicant is proposing to split the subject property into two tracts, both of which allow the development of single family detached residential uses with the option to develop single family attached residential (townhome) uses on Tract 2, as shown on the proposed Land Use Plan. The applicant is requesting that there shall be no max lot width and is proposing architectural standards, which is discussed further detail below.

At the May 12, 2015 Planning and Zoning Commission meeting, the commission voted to close the public hearing and to table the item indefinitely per the applicants request.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2002-03-019 and “REC” – Regional Employment Overlay District (Mixed-Use, Townhome and Multi-family Residential Uses) and “AG” – Agricultural District (Agricultural Uses).	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2007-08-072 and “REC” – Regional Employment Center Overlay District (Residential Uses)	Barcelona Subdivision
South	“PD” – Planned Development District Ordinance No. 2003-01-004 and “REC” – Regional Employment Center Overlay District (Commercial Uses) and “PD” – Planned Development District Ordinance No. 2008-06-054 and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land

East	“PD” – Planned Development District Ordinance No. 2002-03-019 and “REC” – Regional Employment Overlay District (Office Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2014-07-048 and “REC” – Regional Employment Center Overlay District (Multi-family and Single Family Residential uses) and “PD” – Planned Development District Ordinance No. 2008-06-054 and “REC” – Regional Employment Center Overlay District (Retail Uses).	Stacy Crossing and Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property from mixed-use, townhome, multi-family residential, and agricultural uses, generally to allow for single family attached and detached residential uses.

The applicant has requested the property be split into two tracts. Tract 1, as shown on the attached Land Use Plan, shall generally follow the area and bulk regulations for the Single Family Detached, Standard Lot of the REC Neighborhood Zone, with one modification to allow for no maximum lot width.

Tract 2, as shown on the attached Land Use Plan, shall generally develop in accordance with standards set forth in Section 149-108 Townhome District (TH) or shall generally follow the area and bulk regulations for the Single Family Detached, Standard Lot of the REC Neighborhood Zone, with the same modification discussed above to allow for no maximum lot width (current lot width maximum is 70’).

The applicant has also provided two potential layouts which are included for informational purposes only. Staff feels the proposed rezoning request is generally in conformance with the current provisions and intent outlined with the “REC” – Regional Employment Center Overlay District, and has no objections to the requested modification to the proposed lot widths.

Furthermore, Section 146-94 (“PD” – Planned Development District) of the Zoning Ordinance states that a PD Ordinance may not be approved without ensuring a level of exceptional quality or innovation for the design or development. To satisfy this requirement, the applicant has proposed architectural standards for single family detached residential dwelling units. Staff feels these standards included in the ordinance provisions will enhance the subject property, and as such, have no objections.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for low density residential uses; however, the property is currently zoned for mixed-use, townhome, multi-family residential and agricultural uses. The FLUP modules diagram designates the subject property as Urban

Mix and Tollway Commercial. The Comprehensive Plan lists factors to be considered when a rezoning is being considered within an undeveloped area:

- Conformance with Desired Land Use Mix: The proposed zoning shown on the zoning exhibit is within the allowable percentages for each land use in this module. In particular, the proposed zoning change would help the community attain the goal of “Land Use Compatibility and Mix” by creating a “mix of land uses that provides for various lifestyle choices”.
- Impact on Infrastructure: The proposed rezoning should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area as the potential overall density of the tract is requested to be decreased.
- Impact on Public Facilities/Services: The proposed rezoning should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The property located adjacent to the subject property is zoned for residential, commercial, office, and mixed uses and should remain compatible.
- Fiscal Analysis: The attached fiscal analysis shows a positive cost benefit of \$55,078 using the full cost method.

The attached “Land Use and Tax Base Summary” shows that Module 12 is currently comprised of approximately 10.6% residential uses and 89.1% non-residential uses (including mixed-use, institutional and agricultural uses). The proposed rezoning request will have an impact on the anticipated land uses in this module, increasing the residential component. Estimated tax revenues in Module 12 are comprised of approximately 16.6% from residential uses and 83.4% from non-residential uses (including mixed-use and agricultural uses). Estimated tax revenues by type in Module 12 are comprised of approximately 52.5% ad valorem taxes and 47.5% sales and use taxes.

The attached “Land Use and Tax Base Summary” shows that Module 13 is currently comprised of approximately 49.6% residential uses and 50.2 non-residential uses (including mixed-use, institutional, and agricultural uses). The proposed rezoning request should not have an impact on the anticipated land uses in this module. Estimated tax revenues in Module 13 are comprised of approximately 76.9% from residential and 23.1% from non-residential uses (including mixed use and agricultural uses). Estimated tax revenues by type in Module 13 are comprised of approximately 83.5% ad valorem taxes and 16.5% sales and use tax.

- 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
- Land Use and Tax Base Summaries
- Fiscal Impact Analysis
- Proposed Conceptual Layouts (Informational Only)
- Proposed Zoning Exhibit – Land Use Plan
- Proposed Zoning Exhibit – Architectural Standards
- Proposed Zoning Exhibit – Metes and Bounds
- Existing PD Ordinance 2002-03-019
- PowerPoint Presentation