

PLANNING & ZONING COMMISSION MEETING OF 11-08-16 AGENDA ITEM #16-277Z

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, 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 to “PD” – Planned Development District, Generally to Modify the Development Standards, Generally Located at the Northern Terminus of Tremont Boulevard and Along the Northern Side of Darrow Drive

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the December 6, 2016 meeting.

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

1. The subject property be rezoned to “PD” – Planned Development District and be developed according to the following standards:
  - a. The subject property shall develop in accordance with the attached Tucker Hill Pattern Book Phase 4 regulations.

**APPLICATION SUBMITTAL DATE:** September 12, 2016 (Original Application)  
October 3, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 94.06 acres of land from “PD” - Planned Development District to “PD” - Planned Development District, generally to modify the development standards. The applicant has proposed a new pattern book, only pertaining to future Phase 4, that maintains most of the development regulations of the previous pattern books. The applicant is requesting slight modifications to the lot and street layout.

The Tucker Hill development as a whole allows for a mixed use development with a combination of attached and detached single family residential uses, live/work units, retail uses, office uses, civic buildings, and open space uses.

**ZONING:**

| Location          | Zoning District (Permitted Land Uses)  | Existing Land Use                             |
|-------------------|--|---|
| Subject Property: | “PD” – Planned Development District Ordinance No. 2015-06-052 and “PD” – Planned Development District Ordinance No. 2010-10-042 (Single Family Residential Uses)               | Undeveloped Land                              |
| North             | “PD” – Planned Development District Ordinance No. 2010-10-042 (Open Space Uses)  | Tucker Hill                                   |
| South             | “PD” – Planned Development District Ordinance No. 2010-10-042 and “PD” – Planned Development District Ordinance No. 2006-02-016 (Retail, Multi Family, and Single Family Uses) | Tucker Hill and Undeveloped Land              |
| East              | PD” – Planned Development District Ordinance No. 2010-10-042 (Single Family Residential Uses) and “AG” – Agricultural District”  | Tucker Hill and City of McKinney Pump Station |
| West              | “PD” – Planned Development District Ordinance No. 2010-10-042 (Single Family Residential Uses)   | Undeveloped Land                              |

**PROPOSED ZONING:** The applicant is requesting to maintain the majority of the regulations of previous pattern books with the development while slightly modifying the lot and street layout.

The proposed layout should continue to meet the intent and goals, specifically in providing interconnected street networks and creating small walkable neighborhoods. While still maintaining the single family detached residential units with a mixture of alley loaded and non-alley loaded lots. Further discussion of the changes has been discussed in the next section.

While slight modifications to the pattern book for Phase 4 are being proposed, the intent of the pattern book and the character prescribed for the overall development in the pattern book will remain. As such, Staff is comfortable supporting the proposed rezoning request.

**PROPOSED PATTERN BOOK:** The base zoning districts of the Zoning Ordinance are not being proposed for the property. Instead, the applicant is proposing to use what is called a Transect system for zoning. The term “transect” is used to describe a cross-

sectional system of classification of environments. All elements of the built environment are arranged in order from most rural to most urban.

This proposed pattern book classifies the two permitted lot types into the T4 transect zone, or General Neighborhood. The purpose of the transect system is to provide a carefully arranged alternative to conventional zoning and suburban sprawl by allowing a mix of uses arranged in close proximity. Each transect zone listed in the proposed and existing Pattern Books have specific requirements and provisions ranging from density, thoroughfares, lot dimensions, public spaces, architectural massing, building frontages, building types, parking, pedestrian networks, and landscape design.

The Pattern Book that is attached is a document comprised of both text and graphics and is intended to guide the creation of the Southern Land community. The two modified sections are detailed below:

1. Illustrative Regulating Plan – this is a map that shows the various transect based zoning categories and the form and location of public spaces and thoroughfares.
  - Staff is recommending that the subject property generally develop in accordance with the proposed land use plan and open space diagram. Any major modifications (as determined by the Director of Planning) to this plan will require the submittal of a new rezoning request.
2. Thoroughfare Design Code – this section categorizes pedestrian and vehicular means of passage based on capacity and urban character. These standards are illustrated in both plan and section and specify characteristics such as vehicular travel and parking lanes, curbs, planters, street trees, street lights and pedestrian sidewalks.

The proposed changes to the Tucker Hill Phase 4 Pattern Book occurs within the Plans and Diagram in these two sections. The applicant is proposing a revised street layout that provides a more interconnected street network. The new proposed street layout is consistent with the goals and intent of the existing pattern book and, as such, Staff recommends approval of these two modifications.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Future Land Use Plan (FLUP) designates the subject property for office and floodplain uses; however, the overall development was rezoned in 2007, with portions rezoned again in 2010 and 2013, which allows for a mix of commercial and residential uses. The FLUP modules diagram designates the subject property as suburban mix within a minimally developed area. Furthermore, the subject property is located within the Northwest Sector Study area and is in general conformance with the Northwest Sector Study Phase 1 Report. The Comprehensive Plan lists factors to be considered when a rezoning is being considered within a minimally developed area:

- Conformance with Desired Land Use Mix: The land use mix of the area should not be negatively impacted by the proposed rezoning request.
- Locational Criteria: The proposed residential uses as specified within the proposed pattern book are within the allowable locations as shown on the FLUP modules diagram. The area should not be negatively impacted by the proposed rezoning request.
- Compliance with Community Form: The proposed uses as specified within the proposed pattern book should not have a negative impact on the community form and character of the built environment within the module as the proposed pattern book maintains most of the same characteristics as the original pattern book as it concerns building type, lot configuration, thoroughfare and landscape standards.
- 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 since the proposed uses are currently allowed on the subject property.
- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services since the proposed uses are currently allowed on the subject property.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar residential uses. The proposed rezoning request will not alter the land use from what has been planned for the subject property.
- Fiscal Analysis: The proposed uses for the subject property are not changing; thus, a fiscal analysis was not deemed necessary for this case.

The attached "Land Use and Tax Base Summary" shows that Module 51 is currently comprised of approximately 53.2% residential uses and 46.6% non-residential uses (including mixed-use, institutional, agricultural uses and extraterritorial jurisdiction (ETJ)). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 51 are comprised of approximately 83.5% from residential uses and 16.5% from non-residential uses (including mixed-use, institutional and agricultural uses). Estimated tax revenues by type in Module 51 are comprised of approximately 89.1% ad valorem taxes and 10.9% sales and use taxes.

**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 Summary
- Existing "PD" – Planned Development District Ordinance No. 2015-06-052
- Proposed Tucker Hill Pattern Book for Phase 4
- Proposed Zoning Exhibit
- PowerPoint Presentation