



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 17-085Z **Name:** 1500 Greenville Rezone
Type: Ordinance **Status:** Approved
In control: City Council Regular Meeting
On agenda: 12/5/2017 **Final action:** 12/5/2017
Title: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF5" - Single Family Residential District, Located at the Southeast Corner of Greenville Road and Enloe Road, and Accompanying Ordinance

Indexes:

Attachments: 1. PZ Minutes 102417, 2. PZ Minutes 101017, 3. Location Map and Aerial Exhibit, 4. Letter of Intent, 5. Comprehensive Plan Maps, 6. Land Use and Tax Base Summary, 7. Land Use Comparison Table, 8. Proposed Rezoning Ordinance, 9. Proposed Exhibits A-B, 10. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
12/5/2017	4	City Council Regular Meeting	Approved	Pass
10/24/2017	3	Planning & Zoning Commission	Approved and Referred	Pass
10/10/2017	2	Planning & Zoning Commission	Tabled to Another Meeting	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF5" - Single Family Residential District, Located at the Southeast Corner of Greenville Road and Enloe Road, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 5, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Samantha Pickett, Planning Manager, AICP
Melissa Spriegel, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: August 14, 2017 (Original Application)
September 19, 2017 (Revised Submittal)
September 22, 2017 (Revised Submittal)
September 29, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 0.38 acres of land from "AG" - Agricultural District to "SF5" - Single family Residential District, generally for single family residential uses. The applicant has indicated that the lot will be used to develop a single family residence.

On October 10, 2017, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the item to the October 24, 2017 Planning and Zoning Commission Meeting due to a change in the rezoning request.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land
North	“SF5” - Single Family Residential District (Single Family Residential Uses)	Undeveloped Land
South	“AG” - Agricultural District (Agricultural Uses)	Single Family Residence
East	“AG” - Agricultural District (Agricultural Uses)	Single Family Residence
West	“RS-60” - Single Family Residential District (Single Family Residential Uses)	Single Family Residence

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “AG” - Agricultural District to “SF5” - Single family Residential District, generally for single family residential uses. The current zoning district allows for primarily agricultural uses; however, the applicant has indicated the potential for the property to develop for single family residential uses.

The Future Land Use Plan (FLUP) designates the property for residential uses. The adjacent properties to the north, south, east, and west, are currently used or zoned for single family residential uses. Given the adjacent similar single family residential uses, it is Staff’s professional opinion the rezoning request is appropriate for the subject property and will remain compatible with the existing and future land uses. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for low density residential uses. The FLUP modules diagram designates the subject property as Town 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 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 “Land Use Compatibility and Mix” by creating a “mix of land uses that provides for various lifestyle choices”.
- 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.
- 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.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar commercial and residential uses. The proposed rezoning request will remain compatible with the surrounding properties.
- Land Use and Tax Base Summary: Module 55 is currently comprised of approximately 51.8% residential uses and 48.2% non-residential uses (including institutional and agricultural uses). The proposed rezoning request modifies the anticipated land uses in this module by changing from agricultural to residential. Estimated tax revenues in Module 55 are comprised of approximately 47.5% from residential uses and 52.5% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 55 are comprised of approximately 62.2% ad valorem taxes and 37.8% sales and use taxes.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of single family 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.

BOARD OR COMMISSION RECOMMENDATION: On October 24, 2017 the Planning and Zoning Commission voted 7-0-0 to recommend approval of the propose rezoning request.