



19-0017Z2

TITLE: 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, Located on the Southeast Corner of Rockhill Road and Wilson Creek Parkway, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: May 21, 2019

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
Kaitlin Gibbon, Planner I

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

APPLICATION SUBMITTAL DATE: March 8, 2019 (Original Application)
April 1, 2019 (Revised Submittal)
April 8, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 16.47 acres of land from “PD” - Planned Development District to “PD” - Planned Development District, generally to modify the development standards. More specifically, the proposed rezoning request modifies the height, setback, screening, and parking requirements for multi-family residential uses.

During the April 23, 2019 Planning and Zoning Commission meeting, several residents spoke in opposition about traffic congestion and density (see attached PZ minutes).

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1354 (Multi-Family Residential Uses) and "PD" - Planned Development District Ordinance No. 1498 (Multi-Family Residential Uses);	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1338 (Residential Uses); "RS-60" - Single Family Residence District (Single Family Residential Uses); and "PD" - Planned Development District Ordinance No. 2000-08-058 (Single Family Residential Uses)	Tuscany at Wilson Creek Apartments, Single Family Residences, and First Baptist Church of McKinney
South	"PD" - Planned Development District Ordinance No. 1354 (Multi-Family Residential Uses)), "PD" - Planned Development District Ordinance No. 1498 (Multi-Family Residential Uses), and "PD" - Planned Development District Ordinance No. 1705 (Retirement Housing Uses)	Treymore in McKinney Apartments, Cedar Creek Village Apartments, and Towne Creek Retirement Housing
East	"PD" - Planned Development District Ordinance No. 1498 (Duplex Residential Uses)	McKinney Bible Church
West	"PD" - Planned Development District Ordinance No. 94-10-41 and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Honda Cars of McKinney

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" to "PD", generally to modify the development standards. The existing zonings on the property currently allow multi-family residential uses; however, as part of the request, the applicant is requesting to modify the space limits, screening devices, and parking requirements. These regulations are discussed in further detail below.

The request calls for the subject property to develop in accordance with "MF-3" - Multiple Family Residential - Medium-High Density District, with the following modifications:

- Three-story structures (not to exceed 45' in height)
 - Currently, the maximum height allowed in "MF-3" - Multiple Family Residential - High Density District is two stories (35' in height); however, the applicant has requested an increased height to three stories (45'). The

proposed heights will mimic several of the surrounding developments and complement the adjacent uses.

- Modified front yard setbacks along Graves Street and Rockhill Road
 - For the western half of the property along Rockhill Road, the applicant has requested to reduce the setback from 35' to 20', with the included allowance of a 5' encroachment zone for porches, patios and similar features. The buildings along Graves Street would observe a similar setback. This modification will allow the units to connect more with the street and mirror the setbacks seen on adjacent properties to the north and east.
- 20' Rear yard setback
 - The applicant has also requested to reduce the rear yard setback from 25' to 20'. The property will still feature the required 20' landscape buffer and screening trees.
- Tubular or wrought iron screening along the southern property line
 - Typically, multi-family residential developments are required to maintain a six-foot masonry wall along all side and rear property lines; however, the applicant has requested this alternative screening device. The wrought iron fence should not be a hindrance, especially given that the adjacent property to the south is an existing multi-family residential development.
- Parking ratio of 1 space per bedroom plus an additional 0.20 guest space per unit
 - While the current ratio is one parking space for each dwelling unit plus half of a space for each bedroom in all dwelling units, the applicant has requested a modified parking ratio that provides approximately 90% of the parking that is currently required. In looking at similar developments that have used a similar or even lesser ratio, Staff found that the reduced ratio did not create issues with parking for the developments.

With "PD" - Planned Development District requests, the project must provide a feature (s) to ensure exceptional quality or demonstrate innovation. The applicant is proposing to enhance the architectural design of the buildings by providing a tower element in building located at the intersection of Rockhill Road and Wilson Creek Parkway. This element will consist primarily of masonry with accent metal panels and will create visual interest and defining feature to mark the development. Additionally, the applicant is providing wayfinding signs, bike racks, two 6 foot long benches, pedestrian lighting, and two pet stations throughout the required hike and bike trail that splits the property.

Staff is of the opinion that the proposed standards will blend well with the surrounding property and create a quality development, and such, recommends approval of the proposed rezoning request.

CONFORMANCE TO ONE MCKINNEY 2040: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and Land Use Diagram establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes. In conjunction with the Preferred Scenario, there will be a series of district diagrams which outline the desired development patterns for each unique area of McKinney. Per the Preferred Scenario, the subject property is located in the Town Center District. General placetypes included in this district are Historic Town Center Downtown, Historic Town Center Mix, Historic Town Center Residential, Professional Campus, Commercial Center, and Neighborhood Commercial.

- Guiding Principles: The proposed rezoning request is generally in conformance with Guiding Principle of “Diversity (Supporting our Economy and People)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “diverse economic engines... broaden the tax base, and make the City’s economy more adaptable and resilient”.
- Land Use Diagram Compatibility: In evaluating development requests, the City should determine that a project meets the majority of the established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request is not in alignment with the Historic Town Center Residential placetype of the Town Center District. Projects not in strict conformance with the placetype or district may still be considered consistent with the Comprehensive Plan so long as the majority of criteria are met. This rezoning request specifically meets the following criteria:
 - Helps McKinney achieve the Comprehensive Plan’s Vision and Guiding Principles
 - Advances the District’s intent
 - Includes uses compatible with the Land Use Diagram
 - Leverages and protects natural and built amenities and infrastructure
 - Demonstrates that the project’s travel demand can be accommodated by the planned transportation network
 - Demonstrates that the project’s demand on other public infrastructure can be accommodated by planned facilities, and
 - Strengthens or creates connections to activity centers within and beyond the District

This rezoning request does not fit with the Historic Town Center - Residential placetype; however, this request for multi-family development is compatible with surrounding developments. The subject property is surrounded on three sides by rights-of-way, isolating it from other residential developments that are envisioned in the Historic Town Center - Residential placetype. Additionally, the property is approximately 600’ from U.S. Highway 75, adjacent to the commercial frontage

properties. The multi-family residential development on this property will provide an appropriate transition between the more intense commercial along the highway and the more traditional residential neighborhoods to the east. Although this project is not in strict conformance with the Land Use Diagram, the proposed project is in line with the intent and criteria and should be deemed compatible.

- Land Use and Tax Base Summary: Module 55 is currently comprised of approximately 51.8% residential uses, 48.2% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 55 are comprised of approximately 47.6% from residential uses and 52.4% 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.
- Land Use and Tax Base Summary: Module 27 is currently comprised of approximately 14.1% residential uses, 85.9% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 27 are comprised of approximately 6.6% from residential uses and 93.4% from non-residential uses (Including agricultural uses). Estimated tax revenues by type in Module 55 are comprised of approximately 41.1% ad valorem taxes and 58.9% sales and use taxes.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received 3 letters of opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On April 23, 2019, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request and add a provision to cap the maximum number of dwelling units at 355.

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letters of Opposition](#)

[Comprehensive Plan Maps](#)

[Town Center District](#)

[Placetype Definitions](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 1354](#)

[Ex. PD Ord. No. 1498](#)

[Layout - Informational Only](#)

[Proposed Ordinance](#)

Proposed Exhibits A-C
Presentation