



19-0053Z2

**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 Approximately 440 Feet South of Standifer Street and on the East Side of Bumpas Street, 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:** July 16, 2019

**DEPARTMENT:** Planning

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Samantha Pickett, AICP, Planning Manager  
Derrick Rhys Wilson, Planner I

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed rezoning request with the following special ordinance provision:

1. The subject property shall develop in accordance with the attached development regulations.

**APPLICATION SUBMITTAL DATE:** May 29, 2019 (Original Application)  
June 12, 2019 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 2.74 acres of land, from “PD” - Planned Development District to “PD” - Planned Development District generally to modify the development standards for single family attached residential uses. More specifically, the regulations include provisions regarding parking for each lot as well as screening and landscaping of the common areas, which are discussed in more detail below.

**ZONING:**

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Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2017-12-106 (Single Family Attached Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2003-03-026 (Residential Uses)	Standifer Place 2 Subdivision
South	"RS 60" - Single Family Residence District (Single Family Residential Uses)	Single Family Residence
East	"PD" - Planned Development Ordinance No. 1680 (Light Manufacturing Uses) and Light Manufacturing District (Light Manufacturing Uses)	Undeveloped Land
West	"RS 60" - Single Family Residence District (Single Family Residential Uses)	McKinney East Estates 1 Subdivision

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property, approximately 2.74 acres, from "PD" - Planned Development District to "PD" - Planned Development District, generally to modify the development standards. The property is currently zoned for single family attached residential (townhome) uses; however, the applicant is seeking to make minor changes to the existing standards to better work for the proposed development.

In December 2017, City Council approved a rezoning request for the subject property that would create an innovative residential development, whereby the entire development (approximately 35 townhome units and a clubhouse) would be made with shipping containers. Following the rezoning, the applicant moved forward with platting; however, during permitting it was noted that the provision regarding parking would not work for the development. Each unit is currently required to provide a carport that is at least 24' wide in order to accommodate two cars per unit; however, with a minimum lot width of 24', this is not feasible. In order to address this, the applicant has still proposed to accommodate two cars per unit; however, the spaces will be in tandem and only one covered or enclosed space will be provided. With the option to provide the spaces in tandem, no driveway shall be required.

In addition to the parking modifications, the applicant has also requested to modify the landscaping and screening surrounding the proposed clubhouse within the common area. In order to create a cohesive development and allow the residents to easily access the clubhouse, the applicant has requested to waive the screening (6' tall wall) between the clubhouse and the residential units, to which Staff has no objections. Lastly, given the impediment of utility easements along the north and east property lines of the clubhouse, the applicant has agreed to provide a larger landscape buffer in which to accommodate the required canopy trees.

The proposed modifications are minor in nature and should not diminish the nature or quality of the proposed development, and as such, Staff recommends approval of the 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 Mill District. General placetypes included in this district are Urban Living, Neighborhood Commercial, and Transit Ready Development.

- 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 aligns with the Urban Living placetype of the Mill District. Furthermore, the proposed request of “PD” - Planned Development District for townhomes should be compatible with the surrounding properties.
- Land Use and Tax Base Summary: Module 55 is currently comprised of approximately 51.7% residential uses and 48.3% 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.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received one comment in support and two comments in opposition to this request; however at the June 25, 2019 Planning and Zoning Commission meeting, a couple of residents expressed concern over access to the development (see PZ Minutes).

**BOARD OR COMMISSION RECOMMENDATION:** On June 25, 2019, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning request.

**SUPPORTING MATERIALS:**

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Mill District](#)

[Placetype Definitions](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Existing PD Ord. No. 2017-12-106](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)