



19-0035Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “REC” - Regional Employment Center Overlay District to “PD” - Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Stacy Road and on the North and South Sides of Recioto Drive, 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
David Soto, Planner I

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

APPLICATION SUBMITTAL DATE: February 4, 2019 (Original Application)
June 5, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 9.804 acres of land to “PD” - Planned Development District, generally to modify the development standards. More specifically, the proposed rezoning request establishes standards to create a commercial development to align with the character of the area and the Comprehensive Plan.

On April 9, 2019, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the April 23, 2019 Planning and Zoning Commission meeting.

On April 23, 2019, the Planning and Zoning Commission voted 7-0-0 to close the public

hearing indefinitely.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2013-03-028 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses, Retail, and Office Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2013-03-028 (Single Family Residential Uses, Retail, and Office Uses), "PD" - Planned Development District Ordinance No. 2002-05-038 (Single Family Residential Uses, Retail, Office Uses, Multiple Family dwellings) and "REC" - Regional Employment Center Overlay District	Villas at Stacy Subdivision, Village Park Phase 2 Subdivision, and The Springs of McKinney Apartments
South	"C2" - Local Commercial District (Commercial Uses) and "PD" - Planned Development District Ordinance No. 2015-05-042 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District	Vineyards Subdivision and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2013-03-028 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	Villas at Stacy Subdivision
West	"PD" - Planned Development District Ordinance No. 2019-04-029 (School Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "PD" - Planned Development District, generally for to modify the development standards. The zoning on the property currently allows commercial uses in accordance with the Neighborhood Zone of the REC Overlay District, and has a layout tied down with which any development must conform.

In order to allow for a less restrictive development pattern, the applicant has requested to modify the development standards to remove the layout while preserving the commercial uses. Additionally, to complement and preserve the interaction between the subject property and adjacent neighborhoods, the applicant has proposed the following

standards:

- no access permitted along Naphill Road
- increased spacing of canopy trees along Naphill Road and adjacent to residential uses to 1 per 30 linear feet
- ornamental fencing located along Naphill Road

The proposed standards are intended to allow the proposed commercial development to provide services to the neighborhood while also protecting the residential access and feel of the neighborhood. As such, Staff 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 Collin McKinney Commercial District. General placetypes included in this district are Entertainment Center, Mixed-Use Center, Urban Living and Professional Campus.

- 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 Collin McKinney Commercial District by providing necessary services to the surrounding neighborhoods. Furthermore, the proposed request of “PD” - Planned Development District should be compatible with the surrounding properties and placetypes, including Entertainment Center, Mixed-Use Center, and Professional Campus placetypes.
- Land Use and Tax Base Summary: Module 13 is currently comprised of approximately 54% residential uses and 46% 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 13 are comprised of approximately 80.4% from residential uses and 19.6% from non-residential uses (including agricultural uses). Estimated tax

revenues by type in Module 13 are comprised of approximately 87.6% ad valorem taxes and 12.4% 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; however, at the June 25, 2019 Planning and Zoning Commission meeting, several residents expressed concerns over screening (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 zoning request.

SUPPORTING MATERIALS:

[PZ Minutes 06.25.19 Draft](#)
[PZ Minutes 04.09.19](#)
[PZ Minutes 04.23.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. Pd Ord. No. 2013-03-028](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)