



19-0067Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "SF-5" - Single Family Residence District and "TH"- Townhome District to "PD"- Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Lake Forest Drive and Approximately 900 Feet South of McKinney Ranch Parkway

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: November 12, 2019

DEPARTMENT: Development Services - Planning Department

CONTACT: Joe Moss, Planner I
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the December 3, 2019 meeting

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

1. The subject property shall be zoned "PD" - Planned Development District and shall be subject to the following special ordinance provision:
 - a. The subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE:	July 8, 2019	(Original Application)
	August 7, 2019	(Revised Submittal)
	August 29, 2019	(Revised Submittal)
	September 12, 2019	(Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 21.88 acres of land to modify the development standards. More specifically, the proposed rezoning request seeks to remove the existing zoning for townhome and single family use on the subject property for a “PD” - Planned Development District with a base zoning of “SF5” - Single Family Residential and modified space limits. The proposed zoning would accommodate both zero lot line homes as well as more traditional single family lots. The proposed development regulations also provide for open space and additional landscaping and trail connections.

This item was presented at the Planning and Zoning Commission on October 22, 2019 staff. However, the Planning and Zoning Commission voted to continue the public hearing and table the request due to zoning signs not being posted on the property within the timeframe required by the zoning ordinance.

EXISTING ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“SF-5” - Single Family Residence District (Single Family Detached Residential Uses) and “TH”- Townhome District (Single Family Attached Residential Uses)	Undeveloped Land
North	“PD”- Planned Development District no. 2000-09-066 (Commercial Uses)	Undeveloped Land
South	SF-5” - Single Family Residence District (Single Family Detached Residential Uses)	Lake Forest Phase I
East	“PD”- Planned Development District no. 2000-09-066 (Single Family Detached Residential Uses)	Windsor Park
West	“PD”- Planned Development District no. 2003-01-007 (Commercial Uses) and “PD”- Planned Development District no. 2012-09-044 (Single Family Detached Residential Uses)	Walmart and Village Park North 2A

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for single family residential uses generally to modify the development standards. The proposed zoning utilizes the development standards for the “SF5” Single Family residential district except as noted below:

Space Limits:

Space Limits* <i>*not inclusive of other standard requirements</i>	“SF5”	As Proposed
Minimum lot area	5,000 sq ft	4,000 sq ft
Minimum front yard setback (front entry homes)	20’	20’
Minimum front yard setback (rear entry home)	20’	10’
Minimum side yard	(0’) 10’	either 5’ on both sides or 2’/8’
Minimum side yard at corner	15’	10’ (side entry garage prohibited)
Minimum rear yard (front entry homes)	15’	15’
Minimum rear yard (rear entry homes)	15’	20’
Minimum lot depth	80’	100’
Mean and median lot size	7,200 sq ft	5,200 sq ft

In addition to the modified space limits, the proposed zoning includes a series of enhancements including monuments at the entryway with stone caps and landscaped beds. At least 3 trees will be planted on all lots. Useable open space of at least 14,000 square feet in total will be provided as well as a jogging path connection to Phase I of the development.

Staff feels the proposed regulations will be consistent with the urban living placetype for the area and the additional enhancements provided will ensure exceptional quality for the development. 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 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 Diagrams establish distinctive districts, each with a clear intent, market focus, and desired development patterns that are reinforced through character-defining placetypes. Per the Preferred Scenario, the subject property is located in the Collin McKinney Commercial District and is designated as the Urban Living Placetype. Other 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 “make available housing options and neighborhood choices that are accessible, attainable, and appealing to people at all stages of their lives”.
- 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. Furthermore, the proposed request of “PD” for a mix of zero lot line and traditional single family uses should be compatible with the surrounding properties and placetypes.
- Fiscal Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$137,723 for the 21.88 acre property and the proposed zoning should contribute to achieving an overall fiscal balance in the city. Some key takeaways from the fiscal analysis include:
 1. The proposed zoning is estimated to generate approximately \$25.2 million in residential development value.
 2. The proposed zoning is estimated to capture approximately 0.2% of McKinney’s residential potential communitywide and approximately 1.1% of the Collin McKinney Commercial District’s residential potential.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

SUPPORTING MATERIALS:

[PZ Minutes Draft 10.22.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)

[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Presentation](#)