



19-0087Z2

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 and to Allow Multi-Family Residential Uses, Located Approximately 650 Feet South of Craig Drive and on the West Side of Collin McKinney 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: December 3, 2019

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Kaitlin Gibbon, 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: September 3, 2019 (Original Application)
October 7, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 12.069 acres of land from “PD” - Planned Development District to “PD” - Planned Development District, generally to allow for multi-family residential uses and modify the development standards. More specifically, the proposed rezoning request modifies the height, setbacks, and parking requirements for multi-family residential uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"PD" - Planned Development District Ordinance No. 1480 (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 97-04-17 (Multi-Family Residential Uses)	El Lago Apartments
South	"PD" - Planned Development District Ordinance No. 1480 (Commercial Uses)	McKinney Buick GMC
East	"PD" - Planned Development District Ordinance No. 1480 and "CC" - Corridor Commercial Overlay District (Commercial Uses)	McKinney Volkswagen
West	"PD" - Planned Development District Ordinance No. 94-06-18 (Single Family Residential Uses)	Single Family Residences

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" to "PD", generally to allow for multi-family residential uses and to modify the development standards, as further discussed below.

- Multi-Family Residential Uses
 - Currently, the property is zoned for commercial uses. The applicant's request is for the subject property to develop in accordance with "MF-3" - Multiple Family Residential - Medium-High Density District.
- Building Height
 - While currently, the maximum height allowed in "MF-3" - Multiple Family Residential - High Density District is two stories (35' in height), the applicant has requested an increased height to three stories (43' in height). The proposed heights will mimic surrounding developments and complement the adjacent uses.
- Parking
 - While the current required parking 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 of 1.99 spaces per unit, which provides approximately 87% of the parking that is typically 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 these developments.
- Enclosed Parking
 - While the current requirement is that no less than 50% of the units shall have an enclosed parking space, the applicant has requested a modified parking standard that no less than 50% of the units have a carport

covered parking space. In looking at similar developments that have used carports instead of enclosed spaces, Staff found that the request still provides a covered parking space product and is not a hindrance to the development.

With “PD” - Planned Development District requests, projects must provide a feature(s) to ensure exceptional quality or demonstrate innovation. The applicant is proposing to increase the required rear yard setback on the west property line for residential buildings, adjacent to the single family residences, from 45 feet to 150 feet. The applicant is also proposing to enhance the landscape buffer requirement adjacent to the single family residential development from the required 20 foot buffer to a 30 foot buffer and move the required screening device inside the property line to provide better screening. The applicant is also proposing to enhance the living landscape requirement from 10% to 20% of the entire site and is proposing to devote 30% of the street yard to landscaping instead of the required 15%.

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 Diagrams establish distinctive districts, each with a clear intent, market focus, and development pattern that are reinforced through character-defining placetypes. Per the Preferred Scenario, the subject property is located in the Established Community District and is designated as Commercial Center. Often general placetypes included in this district are Suburban Living, Employment Mix, Commercial Center, Neighborhood Commercial, Urban Living, Professional Campus, Mixed-Use Center, Manufacturing & Warehousing, and Aviation.

- 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 “private development, public investments, and community engagement support the people of McKinney by making 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 does not align with the Commercial Center placetype designation of the Established Community 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
- Demonstrates compatibility with the District's identity and brand
- Includes uses compatible with the Land Use Diagram
- 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

This rezoning request does not align with the Commercial Center placetype; however, the request for multi-family development is compatible with the existing residential development directly adjacent, and with the patterns of development that are envisioned in the Established Community District. Additionally, the property is approximately 450' from U.S. Highway 75 and is on the west side of Collin McKinney Parkway, which provides a clear and logical break from the commercial development along the U.S. Highway 75 frontage. 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 west. 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.

- Fiscal Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$26,273 for the 12.069 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 \$34.8 million in residential development value.
 2. The proposed zoning is estimated to capture approximately 0.7% of McKinney's overall residential market potential.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received 15 letters of opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On October 22, 2019, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letters of Opposition](#)

[Comprehensive Plan Maps](#)

[Established Community District](#)

[Placetype Definitions](#)

[Fiscal Impact Model](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 1480](#)

[Layout - Informational Only](#)

[Proposed Ordinance](#)

[Exhibit A-D](#)

[Presentation](#)