



19-0077Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-84" - Single Family Residence District to "PD" - Planned Development District, Located Approximately 180 Feet North of Albany Drive on the East Side of Sorrell Road, Generally to Modify the Development Standards

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 10, 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 January 7, 2020 meeting.

STAFF RECOMMENDATION: 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 proposed development regulations.

APPLICATION SUBMITTAL DATE:	August 7, 2019	(Original Application)
	August 26, 2019	(Revised Submittal)
	September 11, 2019	(Revised Submittal)
	October 29, 2019	(Revised Submittal)
	November 20, 2019	(Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 41.86 acres of land to "PD" - Planned Development District, generally to modify the development

standards for single family residential uses. More specifically, the proposed rezoning request modifies the density, lot sizes and space limits. In addition, the applicant is proposing to provide 18 acres of open space, a gazebo, and trails.

This Item was previously heard at the September 10, 2019 Planning and Zoning Commission, but was tabled to allow the applicant time to revise the request.

EXISTING ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RS-84" - Single Family Residence District (Single Family Residential Uses)	Ragsdale, Single Family Residential and Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2007-12-118 (Single Family Residential Uses) and "PD" - Planned Development District Ordinance No. 2005-05-049 (Single Family Residential Uses) and "RS-84" - Single Family Residence (Single Family Residential Uses)	Sorrellwood Park and Bonnie Wenk Park, Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2012-08-039 (Single Family Residential Uses) and "RS-84" - Single Family Residence (Single Family Residential Uses)	Hardin Lake, Stonegate 2
East	"RS-120" - Single Family Residence (Single Family Residential Uses) and "RS-84" - Single Family Residence (Single Family Residential Uses)	Eldorado Lakes, Provine Farms Estates, Undeveloped Land
West	"RS-84" - Single Family Residence (Single Family Residential Uses) and "AG" - Agricultural District (Residential Uses) "PD" - Planned Development District Ordinance No. 2007-12-118 (Single Family Residential Uses) and "PD" - Planned Development District Ordinance No. 2005-05-049 (Single Family Residential Uses)	Sorrellwood Park, Ragsdale, Single Family Residential

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "RS-84" - Single Family Residence District to "PD"- Planned Development, generally to modify the development standards for single family residential uses, as discussed further below.

- Density and Lot Sizes
 - Currently, the property is zoned “RS-84”, which has a minimum lot size of 8,400 square feet and maximum density of 5.0 units per acre. The applicant is seeking to rezone the property to a “PD” - Planned Development District that uses “SF-5” Single Family Residence District as a base zoning. With this, the maximum density would decrease to 3.2 units per acre and the minimum lot size would decrease to 5,000 square feet. As proposed, the mean and median lot size of the development shall be a minimum of 7,200 square feet. Staff is of the opinion that the proposed changes in lot sizes and density will create a variety of lot sizes that will allow the development to blend with the surrounding neighborhoods that border the property, which range in size from 4,500 to 12,000 square feet.
- Space Limits
 - The proposed “PD” seeks to modify the typical space limits found in the “SF-5” Zoning District in two ways. The first would increase the minimum lot size from 40’ to 50’. The second would modify the required side yard setback for interior lots to a minimum of 5’ instead of 10’. Staff is of the opinion that the proposed changes in space limits will blend with the surrounding neighborhoods.

With “PD” - Planned Development District requests, projects must provide a feature(s) to ensure exceptional quality or demonstrate innovation. The applicant is proposing to provide 18 acres of open space, a 400 square foot gazebo on a common area near the lake, and 0.75 miles of trails on the property.

It is the opinion of Staff that the uses, space limits, and exceptional qualities of the proposed “PD” Planned Development District are appropriate and compatible to the surrounding 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 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 Neighborhood District and is designated as the Urban Living placetype. Other general placetypes included in this district are Aviation, Neighborhood Commercial, Employment Mix, Commercial Center, Manufacturing & Warehousing, Suburban Living, Urban Living, Mixed-Use Center 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 “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 criteria established within the Comprehensive Plan to be considered compatible with the Land Use Diagram. The proposed rezoning aligns with the Urban Living placetype of the Established Community District. Furthermore, the proposed request should be compatible with surrounding neighborhoods and placetypes, including the Suburban Living Placetype.

The subject property is surrounded on all sides by a variety residential developments that range from 4,500 square-foot lots to estate-size (12,000 square-foot) lots. The proposed single family residential development on this property will provide an appropriate transition between smaller lot, higher density developments and the more traditional residential neighborhoods nearby.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit for the 41.86 acre property. The proposed rezoning should contribute to achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: As of the publishing of this Agenda, Staff has received 18 letters of opposition to this request and an official protest form from adjacent property owners. The submitted protest covers 29.237% of the total area adjacent to the subject property and therefore does currently meet the minimum requirement for a supermajority (6 of 7) vote by City Council.

At the September 10, 2019 meeting, 18 residents stated opposition to the request, but did not wish to speak. Four residents spoke in opposition to the request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letters of Opposition](#)

[Zoning Protest Map](#)

[Written Protest](#)

[Comprehensive Plan Maps](#)

[Established Community District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table - Excel Format](#)

[Proposed Zoning Exhibit](#)

Proposed Development Regulations
Presentation