



19-0098Z4

**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 300 Feet North of Lancaster Drive and Approximately 700 Feet East of Prospect 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:** January 7, 2020

**DEPARTMENT:** Development Services - Planning Department

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

**RECOMMENDED CITY COUNCIL ACTION:** 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:** October 8, 2019 (Original Application)  
November 19, 2019 (Revised Submission)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 29.01 acres of land, generally for single family residential uses. More specifically, the proposed rezoning request modifies the space limits and layout for Phase 7 of the Willow Wood master plan.

In an associated item on tonight's agenda, a corresponding development agreement (AGREEMENT2019-0008) has/will be considered by the City Council to also modify the conceptual layout within the development agreement as well as the timing of infrastructure. Prior to consideration and action on the proposed rezoning request, amendments to the Agreement must have been considered by the Council.

#### **EXISTING ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	"PD" Planned Development 2015-04-024 (Single Family Residential Uses)	Undeveloped Land
North	"PD" Planned Development 2015-04-024 (Single Family Residential Uses)	Undeveloped Land
South	"PD" Planned Development 2015-04-024 (Single Family Residential Uses)	Willow Wood Phases 1 and 2
East	City of McKinney Extraterritorial Jurisdiction (ETJ)	Agricultural Uses
West	"PD" Planned Development 2015-04-024 (Single Family Residential Uses)	Undeveloped Land

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property from "PD" - Planned Development District to "PD" - Planned Development District, generally to modify the development standards for single family residential uses. More specifically, the rezoning request incorporates a revised layout for Phase 7 of the development and modifies the minimum lot sizes from 60' to 50'. The proposed rezoning also modifies the maximum number of single family residential lots permitted within Phase 7 from 95 to 120.

Staff feels that the proposed changes are still in line with the intent of the original "PD" - Planned Development (PD No. 2015-04-024), and are in conformance with the comprehensive plan. As such, staff recommends approval of the 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 East Fork District and is designated as the Suburban Mix placetype. Other general placetypes included in this district are Employment Mix, Commercial Center, Neighborhood

Commercial, Urban Living, Suburban Living, and Estate Residential.

- 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 is in conformance with the Land Use Diagram and/or meets the majority of the established decision making criteria for compatibility. The proposed rezoning request is in conformance with the Suburban Living placetype of the East Fork District. Furthermore, the proposed single family residential uses should be compatible with the surrounding properties and placetypes, including Employment Mix, Commercial Center and Estate Residential placetypes.
- Fiscal Model Analysis: The attached fiscal analysis shows an estimated positive fiscal benefit of \$216,114 for the 29.01 acre property, which should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
  1. The proposed zoning is anticipated to capture 8% of the residential market share for the East Fork District and 0.4% of the overall residential market share communitywide.

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

**BOARD OR COMMISSION RECOMMENDATION:** This item was originally presented at the November 12, 2019 Planning and Zoning Commission meeting, but was tabled in order to allow the applicant additional time to revise the request.

On December 10, 2019, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

**SUPPORTING MATERIALS:**

[PZ Minutes 12.10.pdf](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[East Fork District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Existing PD Ord. No. 2015-04-024](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Exhibits A-F](#)  
[Phase 7 Layout Exhibit \(Informational Only\)](#)  
[Presentation](#)