



20-0005Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, to Allow for Single Family Residential Detached Uses and Generally to Modify the Development Standards, Located Approximately 3,075 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Lake Forest 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: April 7, 2020

DEPARTMENT: Development Services- Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
David Soto, 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 develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE:	January 7, 2020	(Original Application)
	February 10, 2020	(Revised Submittal)
	February 26, 2020	(Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 4.57 acres of land, from "AG" - Agricultural District to "PD" - Planned Development District, generally to modify the development standards of the "SF-5" - Single Family Residential District. The intent is to develop single-family residential uses, and the proposal provides for seven-and-a-half acres of open space, trail connections in addition to what's required per the Hike and Bike Plan, and incorporates additional landscaping into the design.

ZONING: Existing land uses are summarized in Table I.

Table I: Land Uses

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District (Agriculture Uses)	Single Family Resident
North	"BG" - General Business District (Commercial Uses)	Undeveloped Land
South	"PD"- Planned Development District no. 1995-07-36 (Single Family Detached Residential Uses)	Village of Lake Forest Phase III
East	"AG" - Agricultural District (Agricultural Uses), "SF-5" - Single Family Residential District (Single Family Detached Residential Uses), and "RS-84" - Single Family Residence District (Single Family Residential Uses)	Undeveloped Land and The Church of Jesus Christ of Latter- Day Saints
West	"PD"- Planned Development District no. 2002-04-028 (Single Family Detached Residential Uses)	Brookview Phase 2A

PROPOSED ZONING: The applicant requests to rezone the subject property generally for single family residential uses, and generally to modify the development standards. The proposed zoning utilizes the development standards for the "SF-5" Single Family Residential District, except as noted below in Table II:

Table II: Space Limits

Space Limits* <i>*not inclusive of other standard requirements</i>	"SF-5"	As Proposed
Minimum lot area	5,000 sq ft	5,000 sq ft
Minimum front yard setback	20'	20'
Minimum side yard	(0') 10'	5'
Minimum side yard at corner	15'	15'
Minimum rear yard	15'	10'
Minimum lot depth	80'	100'
Minimum lot width	40'	50'
Mean lot size	7,200 sq ft	6,500 sq ft
Median lot size	7,200 sq ft	6,000 sq ft

The request proposes a series of enhancements, including monuments at the entryway with stone caps and landscaped beds. Three trees instead of the required two trees will be planted on all lots. Useable open space of at least seven-and-a-half acres in total will be provided, as well as a hike and bike trail in the northern floodplain/open space.

Staff is of the professional opinion that the rezoning request will offer a variety of homes in McKinney and will complement the adjacent existing and future land uses. The proposed rezoning does conform to the Suburban Living Placetype for the area, and the additional enhancements will ensure exceptional quality for the development. 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 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 Established Community District and is designated as the Suburban Living Placetype. Other placetypes included in this district are Commercial Center, Professional Campus, Neighborhood Commercial, Mixed-Use Center, and Urban Living.

- Guiding Principles: The proposed rezoning request is generally in conformance with the 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 Suburban Living placetype of the Establish Community District. Furthermore, the proposed request of “PD” for traditional single family uses should be compatible with the surrounding properties and placetypes.
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$115,814 for the 22.90 acre property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
 - The proposed zoning is estimated to generate approximately \$26.3 million in residential development value.
 - The proposed zoning is estimated to capture approximately 0.2% of McKinney’s residential potential communitywide and approximately 0.3% of the placetype.

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: On March 10, 2020, the Planning and Zoning Commission voted 5-0-1 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 3.10.20](#)

[Letter of Intent](#)

[Location Map and Aerial Exhibit](#)

[Comprehensive Plan Maps](#)

[Established Community District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)