



**20-0054Z**

**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 Single Family Uses, Located Approximately 300 Feet East of Medical Center Drive and on the South Side of Stewart Road

**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:** July 14, 2020

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Kaitlin Gibbon, Planner I  
Danielle Mathews, AICP, Planner II  
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 August 3, 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 development regulations.

**APPLICATION SUBMITTAL DATE:** June 15, 2020 (Original Application)  
July 1, 2020 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 47 acres of land, generally for single family uses. More specifically, the proposed rezoning request modifies the setbacks.

## ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2017-04-040 (Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1887 (Residential Uses), "PD" - Planned Development District Ordinance No. 2002-05-051 (Residential, Commercial, and Industrial Uses), "PD" - Planned Development District Ordinance No. 2005-10-109 (Residential Uses),	Coventry Point, Undeveloped Land, and Greens of McKinney
South	"PD" - Planned Development District Ordinance No. 2002-05-051 (Residential, Commercial, and Industrial Uses)	Fairways at Wilson Creek
East	"AG" - Agricultural District (Agricultural Uses), "MP" - Mobile Home Park District (Mobile Home Park Uses), and "BG" - General Business District (Commercial Uses)	Mobile Home Park and Collin Co Area Engineer and Maintenance Facility
West	"PD" - Planned Development District Ordinance No. 2002-05-051 (Residential, Commercial, and Industrial Uses)	Fairways at Wilson Creek

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property, generally for single family uses and to modify the development standards as further described below.

- Setbacks
  - The front yard setback in the existing zoning for detached single family lots requires a 10-foot build-to-line, with an ability to encroach up to five feet for balconies, covered porches, stoops, and similar architectural structures. The applicant proposes to remove the build-to-line requirement and increase the front yard setback to 17 feet with the same ability to encroach up to 5 feet. Staff does not have any objections to this request.
- Landscape
  - The applicant is further clarifying the language in the existing zoning that no trees are required in the rear yards of the detached residential lots that are less than 50 feet in width. The applicant also clarifies that trees are not required along the alleys on the townhome lots. These modifications

provide clarity on the language and intent of the existing zoning regulations.

**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 series of 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 Southgate District and is designated as the 'Urban Living' placetype. General placetypes also included in this district are Suburban 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 established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request generally aligns with the Urban Living placetype. Furthermore, the proposed request is compatible with the Land Use Diagram of the comprehensive plan and with the surrounding developments.
- Fiscal Model Analysis: The attached fiscal analysis shows a fiscal benefit of \$0 for the 47-acre property. It is important to note that the reason for this is because the zoning classification is remaining the same.
  - The net surplus for both the existing and proposed zoning is \$315,690.

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

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Southgate District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Ex. PD ORD 2017-04-040](#)

[Proposed Zoning Exhibit](#)

[Metes and Bounds](#)

[Proposed Development Regulations](#)

[Presentation](#)