



20-0048Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "RED-1" - Residential Estates District, Located Approximately 600 Feet West of U.S. Highway 75 (Central Expressway) and Approximately 200 Feet North of White Avenue, 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: July 21, 2020

DEPARTMENT: Development Services - Planning Department

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: May 19, 2020 (Original Application)
June 10, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 3.8279 acres of land, generally for residential uses. Specifically, the applicant intends to develop a single-family dwelling (detached) unit.

EXISTING ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C" Planned Center District (Commercial Uses)	Undeveloped Land
North	"C" Planned Center District (Commercial Uses)	Carmax

South	"PD" Planned Development District 1998-09-048 (Office and Retail Uses)	State Farm Office
East	"C" Planned Center District (Commercial Uses)	Carmax
West	"PD" Planned Development District 1998-04-024 (Attached Single Family Uses)	The Residences of Jean's Creek

PROPOSED ZONING: The applicant requests to rezone the subject property to "RED-1" Residential Estates District for residential uses, specifically to develop one single-family dwelling (detached). Certain accessory uses are also permitted per the Zoning Ordinance.

Although the site is currently zoned for commercial uses, which is in conformance with the Comprehensive Plan, several unique characteristics will likely make commercial development difficult to achieve. Specifically, the site is surrounded by flood plain and creeks on three sides, isolating it from other commercial developments. The property also has no direct street frontage.

Given these factors, Staff has reviewed the request and has no objection to the proposed residential uses. As such, we recommend approval of the proposed zoning 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 Diagram establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes.

Per the Preferred Scenario, the subject property is located in the Commercial Center Placetype of the Collin Crossing District. Other general placetypes included in this district are Neighborhood Commercial, Urban Living, Suburban Living, Employment Mix, Warehousing and Professional Campus.

- 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 provide "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 is not in strict conformance with the Commercial Center placetype of the Collin Crossing 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 certain decision making criteria are met. This rezoning request specifically meets the following criteria:

- Help McKinney achieve the Comprehensive Plan's Vision and Guiding Principles;
 - Advance the District's intent;
 - Demonstrate compatibility with the District's identity and brand;
 - Include uses compatible with the Land Use Diagram;
 - Create a positive fiscal impact for the City through the timeframe of the Plan (2040); and
 - Demonstrate that the project's travel demand estimates can be accommodated by the planned transportation network.
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$9,495 for the 3.82 acre property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
 - While the existing zoning is anticipated to capture a much larger fiscal benefit for the city, the fiscal analysis assumes that the site is fully developable, which will be difficult to achieve.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request. At the Planning and Zoning Commission meeting on June 23, 2020, one resident spoke in favor of the request.

BOARD OR COMMISSION RECOMMENDATION: On June 23, 2020, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 06.23.20 DRAFT](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)

Proposed Ordinance
Exhibits A-C
Presentation