



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 18-0051Z2 **Name:** Paradiso Valle Rezone
Type: Ordinance **Status:** Approved
In control: City Council Regular Meeting
On agenda: 7/17/2018 **Final action:** 7/17/2018
Title: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SF7.2" - Single Family Residential District, Located Approximately 975 Feet South of Gray Branch Road and on the East Side of Ridge Road, and Accompanying Ordinance
Indexes:
Attachments: 1. CC Minutes 06.05.18, 2. PZ Minutes 05.08.pdf, 3. PZ Minutes 04.10.pdf, 4. Location Map and Aerial Exhibit, 5. Letter of Intent, 6. Letters of Opposition, 7. Comprehensive Plan Maps, 8. Land Use and Tax Base Summary Map, 9. Land Use Comparison Table, 10. Ex. PD Ord. No. 11-06-039, 11. Proposed Ordinance, 12. Exhibits A-C, 13. Concept Plan (Info Purposes Only), 14. Presentation

Date	Ver.	Action By	Action	Result
7/17/2018	3	City Council Regular Meeting	Approved Closing Public Hearing	Pass
7/17/2018	3	City Council Regular Meeting	Approved	Pass
7/17/2018	3	City Council Regular Meeting	Approved	Pass
6/5/2018	2	City Council Regular Meeting	Approved Closing Public Hearing	Pass
6/5/2018	2	City Council Regular Meeting	Approved	Pass
6/5/2018	2	City Council Regular Meeting	Tabled to Another Meeting	Pass
5/8/2018	1	Planning & Zoning Commission	Close the public hearing	Pass
5/8/2018	1	Planning & Zoning Commission	Approved and Referred	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SF7.2" - Single Family Residential District, Located Approximately 975 Feet South of Gray Branch Road and on the East Side of Ridge Road, 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 17, 2018

DEPARTMENT: Planning

CONTACT: Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning
Danielle Quintanilla, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning

request.

APPLICATION SUBMITTAL DATE: March 12, 2018 (Original Application)
March 26, 2018 (Revised Submittal)
March 29, 2018 (Revised Submittal)
April 23, 2018 (Revised Submittal)
April 27, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 17.63 acres of land from “PD” - Planned Development District, generally for single family residential uses, to “SF7.2” - Single Family Residential District.

On April 10, 2018, the Planning and Zoning Commission voted 6-1-0 to table the item indefinitely in order to discuss proposed development with City’s Engineering Staff and speak with the surrounding neighbors. Additionally, several residents spoke in opposition to the request citing concerns about decreasing property values, removal of trees, noise issues and increase in density (see attached PZ Minutes). Since the April 10th meeting, the applicant has revised the request from “SF5” to “SF7.2” (minimum 5,000 sf lots to minimum 7,200 sf lots), and provided an informational only concept plan to depict how the property may be developed.

On June 5, 2018, the City Council voted 6-0-0 to continue the public hearing and table the item to the July 17, 2018 meeting, in order for the applicant to schedule a meeting with the surrounding neighbors.

On June 27, 2018, the applicant held a neighborhood meeting with the surrounding neighbors to discuss the proposed rezoning request.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” - Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)	Undeveloped Land
North	“PD” - Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses) and “SUP” - Ordinance No. 2016-10-080 (Private Streets Subdivision)	Undeveloped Land
South	“PD” - Planned Development District Ordinance No. 2013-04-040 (Single Family Residential Uses)	Altamura Estates Subdivision
East	“PD” - Planned Development District Ordinance No. 2000-11-092 (Single Family Residential Uses)	Stonebridge Estates Phase III Subdivision

West	"PD" - Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)	Wynn Ridge Estates Phase One Subdivision
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PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" - Planned Development District to "SF7.2" - Single Family Residential District. Both the current and proposed zonings are generally for single family detached residential uses; however, the current PD zoning requires the property to develop in accordance with a layout exhibit. This exhibit depicts an overall layout for the development of a single family subdivision which extends on the east and west sides of Ridge Road, and while the western portion has developed in accordance with the current zoning, the eastern half has remained largely undeveloped due to floodplain, access issues, and split ownership.

Due to these constraints, the applicant is requesting to rezone the remaining eastern property to remove the layout and adopt a straight zoning district ("SF7.2"). The proposed density and development standards should remain compatible with the adjacent developed properties while preserving the original intent for single family residential uses. Staff is of the professional opinion that the proposed rezoning request will increase the development potential of the property and complement the surrounding land uses. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for high density residential and school uses. The FLUP modules diagram designates the subject property as Suburban Mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Land Use and Compatibility Mix" by providing "land use patterns that complement one another".
- Impact on Infrastructure: The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area since the subject property is currently zoned for single family residential uses.
- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services since the subject property is currently zoned for single family residential uses.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar residential uses. The proposed rezoning request will not alter the land use from what has been planned for the subject property.
- Land Use and Tax Base Summary: Module 35 is currently comprised of approximately 58% residential uses and 42% non-residential uses (including agricultural and institutional uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 35 are comprised of approximately 82% from

residential uses and 18% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 35 are comprised of approximately 89.9% ad valorem taxes and 10.1% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of single family residential land uses in the area.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received three letters of opposition to this rezoning request. The applicant hosted a neighborhood meeting with the surrounding residents on June 27, 2018 to discuss the proposed rezoning request.

BOARD OR COMMISSION RECOMMENDATION: On May 8, 2018, the Planning and Zoning Commission voted 6-1-0 to recommend approval of the proposed rezoning request.