



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #:	18-0134Z	Name:	St. Gabriel Way Rezoning
Type:	Agenda Item	Status:	Regular Agenda Item
		In control:	Planning & Zoning Commission
On agenda:	12/11/2018	Final action:	
Title:	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF7.2" - Single Family Residential District, Located Approximately 1,300 Feet North of Virginia Parkway and on the West Side of St. Gabriel Way		
Indexes:			
Attachments:	1. Location Map and Aerial Exhibit, 2. Letter of Intent, 3. Comprehensive Plan Maps, 4. Established Community District, 5. Placetype Definitions, 6. Land Use and Tax Base Summary, 7. Land Use Comparison Table, 8. Proposed Zoning Exhibit, 9. Presentation		

Date	Ver.	Action By	Action	Result
12/11/2018	1	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF7.2" - Single Family Residential District, Located Approximately 1,300 Feet North of Virginia Parkway and on the West Side of St. Gabriel Way

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: December 11, 2018

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
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 January 15, 2019 meeting.

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

APPLICATION SUBMITTAL DATE: October 24, 2018 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 6 acres of land from "AG" - Agricultural District to "SF7.2" - Single Family Residential District generally for single family residences uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land and Existing Single Family Residence
North	"PD" - Planned Development District Ordinance No. 2006-07-095 (Single Family Residential Uses)	Shiloh Ranch Subdivision Phase I
South	"PD" - Planned Development District Ordinance No. 2001-04-052 (Single Family Residential Uses) and "AG" - Agricultural District (Agricultural Uses)	Virginia Parklands Subdivision and Single Family Residence
East	"PD" - Planned Development District Ordinance No. 2000-11-092 (Single Family Residential Uses)	Stratford Manor Subdivision
West	"PD" - Planned Development District Ordinance No. 2006-07-095 (Single Family Residential Uses)	Shiloh Ranch Subdivision Phase I

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "AG" - Agricultural District to "SF7.2" - Single Family Residential District.

The proposed development standards of "SF7.2" - Single Family Residential District are compatible with the adjacent developed properties, while preserving the 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 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. In conjunction with the Preferred Scenario, there will be a series of district diagrams which outline the desired development patterns for each unique area of McKinney. Per the Preferred Scenario, the subject property is located in the Established Community District. General placetypes included in this district are Suburban Living, Employment Mix, and Neighborhood Commercial.

- Guiding Principles: The proposed rezoning request is generally in conformance with Guiding Principle of "Places (To Live, Work, Play, and Visit) established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "enhance the distinctive character of individual neighborhoods while strengthening the connections throughout the city in order to unity the entire McKinney community".
- 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 Established Community District. Furthermore, the proposed request of "SF7.2" - Single Family Residential District should be compatible with the surrounding properties and placetypes, including Suburban Living, Employment Mix, and Neighborhood Commercial placetypes.

- Land Use and Tax Base Summary: Module 53 is currently comprised of approximately 88.3% residential uses, 11.6% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 53 are comprised of approximately 80% from residential uses and 20% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 10 are comprised of approximately 84.8% ad valorem taxes and 15.2% sales and use taxes.

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