CITY OF McKINNEY, TEXAS

Legislation Details (With Text)

File #:	18-0137Z2	**Name:**	City Property Zoning
Type:	Ordinance	**Status:**	Public Hearing
		In control:	City Council Regular Meeting
On agenda:	12/18/2018	**Final action:**	
Title:	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally for Single Family Residential Uses, Located Approximately 975 Feet East of Independence Parkway and on the North Side of Virginia Parkway; and Accompanying Ordinance		
Indexes:			
Attachments:	1. PZ Minutes, 2. Location Map and Aerial Exhibit, 3. Comprehensive Plan Maps, 4. Established Community District, 5. Land Use and Tax Base Summary, 6. Proposed Ordinance, 7. Proposed Exhibits A-B, 8. Presentation		

Date	Ver.	Action By	Action	Result

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally for Single Family Residential Uses, Located Approximately 975 Feet East of Independence Parkway and on the North Side of Virginia Parkway; 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: December 18, 2018

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
Aaron Bloxham, Planner II

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed zoning request.

APPLICATION SUBMITTAL DATE: November 14, 2018 (Original Application)

ITEM SUMMARY: The City is requesting to zone approximately 0.605 acres of land that is currently being annexed (18-0001A) into the City's corporate limits. The subject property will be zoned "PD" - Planned Development District, generally to modify the development standards for single family residential uses. The proposed "PD" zoning will match the adjacent existing zoning.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	City of McKinney Extraterritorial Jurisdiction	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001-02-024 (Residential Uses)	Fossil Creek at Westridge Ph. 1 Subdivision
South	City of McKinney Extraterritorial Jurisdiction	Rose Gardens Subdivision
East	City of McKinney Extraterritorial Jurisdiction	Affordable Automotive
West	"PD" - Planned Development District Ordinance No. 2001-02-024 (Residential Uses)	Fossil Creek at Westridge Ph. 1 Subdivision

PROPOSED ZONING: The City is proposing to zone approximately 0.605 acres of recently annexed land to "PD" Planned Development District. The proposed "PD" is intended to match the existing adjacent single family residential zoning (2001-02-024 "SF-3"). The annexation and zoning are being pursued in association with a development agreement where the city will trade property to increase the size of a neighborhood park.

The proposed residential zoning will be in conformance with and complementary to the surrounding neighborhood character and density. As the "PD" is part of an existing ordinance, the requirement for an exceptional quality or innovation has been met. Staff's opinion is that the zoning request will continue to promote and enhance the existing surrounding neighborhood, as such, Staff recommends approval of the 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. General placetypes included in this district are Suburban Living, Urban Living, Commercial Center, Neighborhood Commercial, Professional Campus, Employment Mix, Mixed-Use Center, Manufacturing & Warehousing, and Aviation (Aero-Country).

- Guiding Principles: The proposed zoning request does conform with the Guiding Principle of "Places (To live, work, play, and visit)" established by the Comprehensive Plan. In particular, the proposed request enhances the principle of "today's neighborhoods remain vibrant and desirable places that meet the needs of existing residents and appeal to future residents" by promoting the existing neighborhood's character through maintaining the same development regulations.

- 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 zoning request aligns with the suburban living placetype of the Established Community district.

- <u>Land Use and Tax Base Summary:</u> Module 45 is currently comprised of approximately 88% residential uses and 12% non-residential uses (including commercial and institutional uses). The proposed rezoning request will have minimal impact on the anticipated land uses in this module. Estimated tax revenues in Module 45 are comprised of approximately 95% from residential uses and 5% from non-residential uses (including commercial uses). Estimated tax revenues by type in Module 55 are comprised of approximately 100% ad valorem taxes and 0% sales and use taxes.

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

BOARD OR COMMISSION RECOMMENDATION: On November 27, 2018, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.