



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 17-133Z, **Version:** 2

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District for Townhome Uses and to Generally Modify the Development Standards, Generally Located on the Southeast Corner of Avondale Drive and Uplands Drive, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: July 18, 2017

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Brian Lockley, AICP, Director of Planning

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The subject property shall be zoned "PD" - Planned Development District and shall be subject to the following special ordinance provision:
 - a. The subject property shall be developed in accordance with the attached development standards.

APPLICATION SUBMITTAL DATE: May 8, 2017 (Original Application)
May 25, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 0.487 acres of land, generally located at the southeast corner of Avondale Drive and Uplands Drive for single-family attached residential uses (townhomes) and to generally modify the development standards.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ord. No. 2014-07-049 (Single Family Residential Uses)	Undeveloped Land

North	"PD" - Planned Development District Ord. No. 2014-07-049 (Single Family Residential Uses)	Cooper Life at Craig Ranch Subdivision
South	"PD" - Planned Development District Ord. No. 2015-02-007 (Multi-Family Residential Uses)	Undeveloped Land
East	"PD" - Planned Development District Ord. No. 2014-07-049 (Single Family Residential Uses)	Undeveloped Land
West	"PD" - Planned Development District Ord. No. 2014-07-049 (Single Family Residential Uses)	Cooper Life at Craig Ranch Subdivision

PROPOSED ZONING: The applicant is requesting to rezone approximately 0.487 acres of land for single family attached residential uses and to generally modify the development standards.

The current zoning allows for single family detached residential uses, however the property was previously planned for townhome uses prior to being rezoned and replatted. The applicant is requesting to go back to a townhome use on the subject property. As part of the proposed "PD", the applicant has requested deviations to increase the density to a maximum of 9 units (up from the three units that could be constructed under the "TH" - Townhome zoning district), to reduce the front and side yard setbacks to five feet (down from 20' and 15'), and to reduce the minimum lot area to 2,040 square feet (down from 2,700 sq. ft.).

Section 146-94 ("PD" - Planned Development District) of the Zoning Ordinance states that no proposed PD District Ordinance may be approved without ensuring a level of exception quality or innovation for the design of the development. To satisfy this requirement, the applicant is proposing several enhancements to the architecture of the proposed townhomes. Most notably, these include 100% masonry for each building façade (an increase from the required 85%), the use of three separate types of masonry for each building façade (no requirement currently), and the addition of detailed brick work on the side and rear elevations consisting of soldier coursing and pilasters (no requirement currently). In addition, the applicant has proposed to add eight (8) trees along Avondale Drive at the rear of the building between the individual driveways and two (2) trees each along The Esplanade and Uplands Drive.

In Staff's opinion the proposed rezoning request is compatible and complements adjacent single family detached uses to the north, west and east and provides a transition from the planned multi-family residential uses to the south. Additionally, the proposed rezoning request is in compliance with the Comprehensive Plan which calls for medium density residential 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 Medium Density Residential uses. The FLUP modules diagram designates the subject property as Urban 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 Compatibility and Mix” by creating a “mix of land uses that provides for various lifestyle choices”.
- **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.
- **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.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The properties located adjacent to the subject property are zoned for single family detached and multi-family 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 13 is currently comprised of approximately 54% residential uses and 46% 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 13 are comprised of approximately 80.5% from residential uses and 19.5% from non-residential uses (including mixed-use). Estimated tax revenues by type in Module 13 are comprised of approximately 87.6% ad valorem taxes and 12.4% sales and use taxes.
- **Concentration of a Use:** The proposed rezoning request should not result in an over concentration of residential land uses in the area.

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

BOARD OR COMMISSION RECOMMENDATION: On June 13, 2017 the Planning and Zoning Commission voted 6-1-0 to recommend approval of the proposed rezoning request.