



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 17-256Z, Version: 2

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "PD" - Planned Development District, Generally to Allow Single Family Attached Residential Uses, Located Approximately 440 Feet South of Standifer Street and on the East Side of Bumpas Street, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 5, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, CPM, Director of Planning
Samantha Pickett, AICP, Planning Manager

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

- a. The subject property shall be developed in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: September 1, 2017 (Original Application)
September 19, 2017 (Revised Submittal)
October 6, 2017 (Revised Submittal)
October 19, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.74 acres of land, from "RS 60" - Single Family Residence District to "PD" - Planned Development District, generally to allow for single family attached residential use and a club house/amenity center. More specifically, the proposed rezoning establishes development regulations to develop a unique development that will consist of stacked shipping container homes. The development regulations include standards for setbacks, minimum open space, parking, and architectural materials on the exterior of the structures.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RS-60" - Single Family Residence District (Single Family Residential Uses)	Single Family Residence

North	"PD" - Planned Development District Ordinance No. 2003-03-026 (Single Family Residential Uses)	Standifer Place Subdivision
South	"RS-60" - Single Family Residence District (Single Family Residential Uses) and "PD" - Planned Development District Ordinance No. 1680 (Light Manufacturing Uses)	Single Family Residence
East	"PD" - Planned Development District Ordinance No. 1680 (Light Manufacturing Uses)	Undeveloped Land
West	"RS-60" - Single Family Residence District (Single Family Residential Uses)	McKinney East Estates Subdivision

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for Single family attached uses. The proposal will be the first of its kind in the City of McKinney as it will be developed entirely with shipping containers. The development will follow the "TH" Townhome Residential District with exceptions to exterior materials, parking, and landscaping.

Developed as the Cotton Groves, the property will contain 35 single family attached units with a Clubhouse/Amenity Center. The Planned Development will contain its own set of standards for space limits, and architectural standards. Private open space will be provided and maintained by the individual property owners and the homeowners association.

Although corrugated metal is not a currently approved material within the Zoning Ordinance, the regulations have a maximum amount of exposed corrugated permitted, and is limited to the side and rear facades. This will provide additional flexibility for the architect in designing the exterior facades.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for Residential/Low Density uses. The FLUP modules diagram designates the subject property as Town Center 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 may have an impact on the existing and planned water, sewer and thoroughfare plans in the area.
- Impact on Public Facilities/Services: The proposed rezoning request may 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 residential uses. The proposed rezoning request will remain compatible with the surrounding properties.

- Land Use and Tax Base Summary: Module 55 is currently comprised of approximately 51.7% residential uses and 48.3% non-residential uses (including mixed-use, 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 55 are comprised of approximately 47.6% from residential uses and 52.4% from non-residential uses (including mixed-use, institutional and agricultural uses). Estimated tax revenues by type in Module 55 are comprised of approximately 62.2% ad valorem taxes and 37.8% 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 no comments or phone calls in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On October 24, 2017, the Planning and Zoning Commission voted 6-1-0 to recommend approval of the proposed rezoning request.