



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0035Z, 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, Generally to Modify the Development Standards, Located Approximately 365 Feet East of Custer Road and on the South Side of Paradise Drive, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: April 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: January 25, 2018 (Original Application)
February 22, 2018 (Revised Submittal)
March 12, 2018 (Revised Submittal)
March 15, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.31 acres of land from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, generally to modify the development standards.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Tour at Craig Ranch Subdivision

North	"PD" - Planned Development District Ordinance No. 2003-09-074 and "REC" - Regional Employment Center Overlay District (Single Family Attached Residential Uses)	Hemingway at Craig Ranch Subdivision
South	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Commercial and Single Family Residential Uses)	Tour at Craig Ranch Subdivision
East	"PD" - Planned Development District Ordinance No. 2009-12-086 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	The Estates at Craig Ranch West Subdivision
West	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally to modify the development standards. The subject property consists of seventeen (17) single family detached lots, currently platted within the Tour at Craig Ranch Subdivision. The current zoning allows for single family detached residential uses and the lots are platted as such; however, the applicant is requesting a modification in the development standards to allow for a larger building footprint to be developed on the lots. More specifically, the standards propose to reduce the rear yard setback 20 feet to 10 feet.

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. The applicant has provided architectural standards to govern the design of the homes on the subject property. Currently, there are no architectural standards for single family detached residential uses within the Zoning Ordinance. Staff is of the opinion that the special ordinance provisions for enhanced architectural standards for the single family detached residential will make a positive contribution to the quality of the visual environment and the neighborhood as a whole.

It is Staff's professional opinion that the proposed modifications will provide enhanced architectural design and will be compatible with the adjacent single family 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 commercial 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 “Attractive Hometown that Promotes McKinney’s Character” by providing “attractive and distinctive neighborhoods”.
- 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 platted 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 platted 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 13 is currently comprised of approximately 53.9% residential uses and 46.1% 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 13 are comprised of approximately 80.5% from residential uses and 19.5% from non-residential uses (including agricultural uses). 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 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 March 27, 2018, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.