



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0078Z, Version: 2

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Southeast of the Terminus of Adriatic Parkway and Mediterranean Drive, 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: August 21, 2018

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, AICP, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

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

1. The subject property shall be developed in accordance with the attached development regulations and zoning exhibit.

ITEM SUMMARY: The applicant is requesting to rezone approximately 4.53 acres of land from "PD" - Planned Development District to "PD" - Planned Development District, generally to modify the development standards. More specifically, the proposed rezoning request amends the current zoning to add additional land area to and modify the standards for development of Tract F within the Town Center District of Adriatica.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2012-12-061 (Mixed Uses) and "PD" - Planned Development District Ordinance No. 2006-11-129 (Residential Uses)	Adriatica Villa District Subdivision, Adriatica Retail, Office and Residential Condominiums, and Bella Donna Wedding Chapel

North	"PD" - Planned Development District Ordinance No. 2012-12-061 (Mixed Uses), "PD" - Planned Development District Ordinance No. 2010-11-052 (Mixed Uses), and "PD" - Planned Development District Ordinance No. 2003-02-015 (Open Space)	MedPark II, Open Space, Stonebridge Ranch Common Area, and St. Paul's Senior Living
South	"PD" - Planned Development District Ordinance No. 2003-02-015 (Stonebridge Lake) and "PD" - Planned Development District Ordinance No. 2006-11-129 (Residential Uses)	Adriatica Villa District Subdivision and Stonebridge Lake
East	"PD" - Planned Development District Ordinance No. 2003-02-015 (Stonebridge Lake)	Stonebridge Lake
West	"PD" - Planned Development District Ordinance No. 2012-12-061 (Mixed Uses) and "PD" - Planned Development District Ordinance No. 2006-11-129 (Residential Uses)	Adriatica Villa Subdivision and St. Paul's Square Apartments

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" - Planned Development District to "PD" - Planned Development District, generally to modify the development standards. As development in Adriatica has continued to progress with the market, rezoning has been undertaken in order to allow the property to develop for the highest and best uses. This request takes into account the changing market as well as site constraints in the changes to the development standards.

The applicant is proposing to amend the current zoning of the subject property to adjust the district boundaries between the Town Center District and the Villa District to include approximately 0.20 acres currently within the Villa District (Lot 8R, Block D and C.A. A-1R3) into Tract F of the Town Center District and make minor modifications to the development standards. These changes, including a maximum height of 35-60 feet, a 10-foot landscape area adjacent to the Villa District, establishing character elevations to which all buildings will generally conform, Staff approval of site plan and elevations, and at least 50% non-residential uses on the ground floor, are consistent with the zoning throughout the Town Center District.

Given that the proposed modifications are minor in nature and consistent with the existing development, 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 Suburban 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” through the stated objective of the Comprehensive Plan, “attractive and distinctive neighborhoods”.
- Impact on Infrastructure: The proposed rezoning request should not 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 should not have an 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 similar commercial and residential uses. The proposed rezoning request will remain compatible with the surrounding properties.
- Land Use and Tax Base Summary: Module 37 is currently comprised of approximately 59% residential uses and 41% non-residential uses (including institutional uses). The proposed rezoning request will have a slight impact on the anticipated land uses in this module as approximately 0.20 acres will change from residential to mixed-use/commercial. Estimated tax revenues in Module 37 are comprised of approximately 88.3% from residential uses and 11.7% from non-residential uses. Estimated tax revenues by type in Module 37 are comprised of approximately 94.2% ad valorem taxes and 5.8% sales and use taxes.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial or residential land uses in the area.

BOARD OR COMMISSION RECOMMENDATION: On July 24, 2018 the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning request, with the additional provision that the maximum building height allowed on Lot 8R be 35 feet.