



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 20-0052Z, Version: 1

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 and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the East Side of Custer Road and South of Stacy Road

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: July 14, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Danielle R. Mathews, AICP, Planner II
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the meeting of August 3, 2020.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: June 9, 2020 (Original Application)

ITEM SUMMARY: The applicant requests to rezone approximately 33.89 acres of land from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, generally to modify the development standards by amending the landscaping section to allow for both ornamental and canopy trees in the front yard of each residential unit. No other modifications to the existing Planned Development are requested.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District and "REC" - Regional Employment Center Overlay District (Residential Uses)	The Retreat at Craig Ranch, formerly known as Wellstone

North	"PD" - Planned Development District and "REC" - Regional Employment Center Overlay District (Commercial and Institutional Uses)	Children's Learning Adventure, Passional Nail Spa, Custer Family Dental and Ortho, MedSpring Urgent Care, and Aldi
South	"PD" - Planned Development District and "REC" - Regional Employment Center Overlay District (Residential Uses); and PD" - Planned Development District	Single Family Detached Residences
East	"AG" - Agricultural District (Philanthropic Uses)	Society for the Prevention of the Cruelty Towards Animals (SPCA) of Texas
West	City of Frisco	Undeveloped Land

PROPOSED ZONING: The applicant requests to rezone the subject property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, generally to modify the development standards. Specifically, the applicant has requested to amend the PD to allow for both canopy and ornamental trees in the front yard of each residential unit.

The applicant has submitted a map and an engineering report identifying 47 units, including 18 shown on the map, that currently have or are predicted to have foundation damage due to the close proximity of the front yard canopy trees to the building foundation. The proposed request seeks to modify the existing requirement such that a canopy or ornamental tree may be planted in the front yard of each residential unit. Additionally, the applicant has also proposed to provide an additional 10 canopy trees throughout the site.

Staff has reviewed the applicant's request, including the engineer's assessment report, and feels as though the proposed rezoning is in keeping with the spirit of the original zoning requirements while also addressing the physical limitations of the existing development patterns. As such, Staff recommends approval of the proposed 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.

Per the Preferred Scenario, the subject property is located in the Collin McKinney Commercial District and is designated as the 'Urban Living' placetype. General placetypes also included in this district are Entertainment Center, Mixed-Use Center, and Professional Campus.

- Guiding Principles: The proposed rezoning request is generally in conformance with the Guiding Principles of "Places (To Live, Work, Play, and Visit)" established by the Comprehensive Plan. The request has the potential for "today's neighborhoods [to] remain

vibrant and desirable places that meet the needs of existing residents and appeal to future residents.”

- 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 rezoning request aligns with the ‘Urban Living’ placetype of the Collin McKinney Commercial District.
- Fiscal Model Analysis: The attached fiscal analysis shows that the fiscal benefit of the 33.89-acre property will remain the same.

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