



24-0009Z2

TITLE: 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 and to Allow for Multi-Family Residential Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway, 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: March 19, 2024

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, AICP, Planning Manager
Jake Bennett, Planner II

RECOMMENDED CITY COUNCIL ACTION: Staff recommends denial of the proposed rezoning request due to lack of conformance with the Comprehensive Plan.

However, if the applicant’s request is approved, the following special ordinance provisions shall apply:

1. The subject property shall be zoned “PD” - Planned Development District and subject to the following special ordinance provision:
 - a. The subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: January 16, 2024 (Original Application)
February 27, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 18.22 acres of land, generally to allow for multi-family residential uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ord. No. 2008-05-046 (Agricultural Uses)	Undeveloped Land
North	"AG" -Agricultural District (Agricultural Uses) and "PD" - Planned Development Ord. No. 1606 (Commercial and Residential Uses)	City Pump Station and Undeveloped Land
South	"PD" - Planned Development District Ord. No. 2008-05-046 (Agricultural Uses)	Oncor Utility Substation
East	"PD" - Planned Development District Ord. No. 2003-04-033 and 2013-03-025 (Multifamily Uses)	Post Oak Apartments
West	"C" - Planned Center (Commercial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant requests to rezone approximately 18.22 acres for generally for multi-family residential uses and modified development standards, as further described below:

- Multifamily Residential Uses
 - Currently, the property is zoned "PD" - Planned Development District and allows for agricultural uses. The applicant proposes to rezone the property to "PD" - Planned Development District to allow for multi-family residential uses. A full list of the proposed uses can be found in the proposed development standards.
 - Staff has concerns that the multi-family residential uses proposed do not align with the Entertainment Center placetype or the intent of the Collin McKinney Commercial District (from the ONE McKinney 2040 Comprehensive Plan) for this area to realize shopping, dining and entertainment choices that support McKinney residents.
 - Although some residential uses are contemplated in the Entertainment Center placetype, Staff notes that the immediate area is already home to over 1,800 existing or planned multifamily units, but no notable retail or service uses. The tract immediately southeast of the subject property was also recently rezoned to allow commercial uses and a 4- to 6- story multi-family development. With its proximity to SH 121 and the anticipated extension of Collin McKinney Parkway through the tract, it is our professional opinion that the subject property should be preserved for commercial opportunities that better align with the placetype and vision described for the area in the ONE McKinney 2040 Comprehensive Plan. Preserving this tract

for commercial uses may allow for the realization of development that better aligns with the vision in either this market cycle or a future market cycle.

- Density
 - The newly adopted Unified Development Code (UDC) includes a modernized multi-family zoning district that has a maximum density of 30 units per acre (“MF30” - Multiple Family District). The “MF30” - Multiple Family District and associated density was designed to allow for development of traditional, non-urban multi-family projects in McKinney. The density allowed was established by looking at recently approved/completed multi-family projects in McKinney and by looking at standard multi-family zoning districts in comparable cities in Collin County. For reference, typical traditional, non-urban multi-family densities in McKinney range from 22 to 28 units per acre. Whereas, recently approved/completed urban multi-family projects such as Collin Square, Parkside, and Ballfields range between 35 to 65 units per acre.
 - Although Staff is not supportive of multi-family residential uses on the subject property, we have no objection to the proposed maximum unit cap of 350 units, as it aligns with the density allowances in the “MF30” - Multiple Family District.
- Height
 - The applicant proposes a maximum building height of 55 feet.
 - Although Staff is not supportive of multi-family residential uses on the subject property, we have no objection to the proposed building height as it aligns with the height allowances in the “MF30” - Multiple Family District.
 - While the applicant is not proposing residential adjacency buffers, it should be noted that there are currently no existing single-family residential properties adjacent to the subject property and the neighboring properties are not zoned for single-family residential uses.
- Screening
 - Typically, multi-family developments are required to provide a 6’ tall masonry screening wall along all side and rear properties. The applicant is not proposing to change this requirement as part of the proposed development regulations.
- Landscaping

- Typically, multi-family residential uses are required to provide 1 canopy tree per 30 linear feet of street frontage. The applicant is not proposing to change this requirement as part of the proposed development regulations.
- Parking
 - For multi-family developments, the Unified Development Code (UDC) requires 2 parking spaces per dwelling unit, with a minimum of 30% enclosed spaces.
 - The applicant proposes to provide the 2 parking spaces required per unit, and a minimum of 40% of all units are required to provide an enclosed parking space.
 - Additionally, the applicant is also requiring that all garage doors be oriented away from public rights-of-way.
- Exceptional Quality
 - With “PD” - Planned Development District requests, projects must provide a feature(s) to ensure exceptional quality or demonstrate innovation. To that end, the applicant proposes the following:
 - The applicant is proposing to provide a minimum of 2 additional multi-family residential site design amenities beyond what is required by Table 2-45 of the UDC on the lot which the multi-family development is provided.
 - The applicant is proposing to provide a minimum of 2 additional multi-family residential site design amenities beyond what is required by Table 2-45 of the UDC on the southern open space lot created by the construction of the future Collin McKinney Parkway.

Due to concerns regarding the proposed multi-family residential use on the subject property, Staff is unable to offer a favorable recommendation for the proposed rezoning.

CONFORMANCE TO THE ONE MCKINNEY 2040 COMPREHENSIVE PLAN: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to desired development patterns in the city and to inform decisions related to the timing and phasing of future infrastructure investments. To assist in guiding these decisions, the plan includes a set of Guiding Principles that provide overall guidance and a Preferred Scenario and Land Use Diagram that illustrates the desired development patterns in the city. The Preferred Scenario and Land Use Diagram are built upon a series of distinctive districts, each with a specific purpose, focus and market. Each district consists of a mix of placetypes that identify the predominate land uses and desired pattern of development for the district.

- Guiding Principles:

The proposed rezoning request is generally in conformance with the Guiding Principle of “Diversity (Supporting our Economy and People)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “Private development, public investments, and community engagement support the people of McKinney by making available housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives.”

- Preferred Scenario and Land Use Diagram Characteristics:

Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Collin McKinney Commercial District and is designated as the Entertainment Center placetype.

The Entertainment Center placetype generally provides for emerging commercial centers planned or developed with large-scale master plans. These centers include a horizontal mix of uses including destination retail, restaurants, employment opportunities, and commercial uses that serve a regional scale. Residential uses support these destination developments and offer a variety of urban housing products. The master plan for a regional entertainment center reinforces the interdependence of uses to create an experience for visitors in the development.

- Land Use Diagram Compatibility:

When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the plan’s established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request **does not align** with the Entertainment Center placetype of the Collin McKinney Commercial District. In order to be considered compatible with the comprehensive plan, the project should meet a majority of the established criteria below:

1. Help McKinney achieve the Comprehensive Plan’s Vision and Guiding Principles;
2. Advance the District’s intent;
3. Demonstrate compatibility with the District’s identity and brand;
4. Include uses compatible with the Land Use Diagram;
5. Leverage and protect natural and built amenities and infrastructure;
6. Strengthen or create connections to activity centers within and beyond the District;
7. Create a positive fiscal impact for the City through the timeframe of the Plan (2040);
8. Demonstrate that the project’s travel demand estimates can be accommodated by the planned transportation network;
9. Demonstrate that the project’s demand on other public infrastructure can

- be accommodated by planned facilities; and
10. Demonstrate that the life-cycle costs to the public of constructing, maintaining and operating infrastructure included in the project is consistent with this plan's [Comprehensive Plan] fiscal responsibility policies.

Staff does not feel that the proposed rezoning request substantially advances a majority of the decision-making criteria above to be considered compatible with the comprehensive plan.

Fiscal Model Analysis: The attached fiscal analysis shows a potential overall deficit of \$21,873 for the 18.22-acre property, which should not contribute to achieving an overall fiscal balance in the city. This deficit is largely driven by the anticipated service costs that are associated with residential developments; whereas, the current zoning and future land use designation (Entertainment Center placetype) anticipate a mix of commercial and residential uses.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council or Commission. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any comments through the online comment portal.

BOARD OR COMMISSION RECOMMENDATION: On February 27, 2024, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning.

SUPPORTING MATERIALS:

[PZ Minutes 02.27.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2008-05-046](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation - Staff](#)
[Presentation - Applicant](#)