



23-0031Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RG 18” - General Residence District, “RS 60” - Single Family Residence District, and “TMN” - Traditional McKinney Neighborhood Overlay District to “PD” - Planned Development District and “TMN” - Traditional McKinney Neighborhood Overlay District, Generally to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the South Side of Fitzhugh Street and on the East and West Sides of South Murray Street

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: May 23, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, CNU-A, Senior Planner
Caitlyn Strickland, Planning Manager
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 June 20, 2023 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

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

APPLICATION SUBMITTAL DATE: April 10, 2023 (Original Application)
May 5, 2023 (Revised Submittal)

May 11, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 3.15 acres of land, generally to allow for multi-family residential uses. More specifically, the proposed rezoning request modifies the setbacks, density, and parking requirements for multi-family residential uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RS-60" - Single Family Residence District (Single Family Residential Uses), "RG-18" - General Residence District (Residential Uses)	Multi-Family Residential
North	"RS-60" - Single Family Residence District (Single Family Residential Uses)	W J S Russell 1 st Addition
South	"RS-60" - Single Family Residence District (Single Family Residential Uses)	McKinney East Estates Addition
East	"RS-60" - Single Family Residence District (Single Family Residential Uses)	McKinney East Estates Addition
West	"RS-60" - Single Family Residence District (Single Family Residential Uses)	Fitzhugh Addition, Good Hope Baptist Church

PROPOSED ZONING: The applicant requests to rezone the subject property generally for multi-family residential uses and to modify the development standards, as further described below.

Tract 1 (0.55 acres)

- Multi-Family Residential Uses
 - Currently, this tract is zoned "RS-60" - Single Family Residence District and is developed with multi-family residential uses owned by the McKinney Housing Authority.
 - The applicant proposes to rezone this tract to primarily allow for cottage multi-family residential uses with a maximum of 6 units per building. A complete list of the allowed uses is attached to this staff report for your reference.
 - Staff has no objection to the request given the existing development on the subject property is cottage multi-family residential uses and the request aligns with the Urban Living placetype in the ONE McKinney 2040 Comprehensive Plan for this property.

- Density
 - Currently, this tract is developed with 4 multi-family residential units. The city's "MR" - Mixed Residential District has a maximum density of 12 units per acre for cottage multi-family developments.
 - The applicant is proposing a maximum of 10 dwelling units on Tract 1, which will be developed in conjunction with Tract 2 to create a cohesive development footprint for the entire McKinney Housing Authority redevelopment project.
- Space Limits
 - Currently, this tract is zoned "RS-60" - Single Family Residence District, which requires a 20-foot front yard setback, a 10-foot rear yard setback, and a 5-foot side yard setback. The typical front yard, rear yard, and side yard setback requirement for cottage multi-family within the city's "MR" - Mixed Residential District is 20 feet and requires a residential adjacency setback of 45 feet if adjacent to a single family use or zone.
 - The applicant proposes to rezone this tract with a 20-foot setback from Fitzhugh Street to the north, a 10-foot setback from Murray Street to the east, a 20-foot setback from the southern tract boundary, and a 15-foot setback from the western tract boundary. A complete list of the space limits is attached to this staff report for your reference.
 - Staff has no objection to these requests for the following reasons:
 - setbacks along Fitzhugh Street and the southern tract boundary will continue to follow the typical requirements of the "MR" - Mixed Residential district for cottage multi-family developments;
 - Murray Street acts as an internal through-street to the overall McKinney Housing Authority redevelopment project;
 - the adjacent single family dwelling to the west of this tract fronts onto Fitzhugh Street and the proposed development will provide a setback larger than the typical 10-foot rear yard setback required by the existing zoning on the tract; and
 - the setbacks proposed will provide sufficient space for the required plantings along the rights-of-ways and adjacent property lines.
- Parking
 - Cottage multi-family developments are required to provide 2 parking

spaces per unit with enclosed parking provided for a minimum of 30 percent of the units.

- The applicant is proposing to provide 2 parking spaces per unit and is requesting to waive the required enclosed parking space requirement.
- Staff does not have any objections to this request given that the existing McKinney Housing Authority development on the subject property does not include any enclosed or covered parking spaces.

Tract 2 (2.6 acres)

- Multi-Family Residential Uses

- Currently, this tract is zoned “RG-18” - General Residence District and is developed with multi-family residential uses owned by the McKinney Housing Authority.
- The applicant proposes to rezone this tract to primarily allow for cottage multi-family residential uses with a maximum of 6 units per building. A complete list of the allowed uses is attached to this staff report for your reference.
- Staff has no objection to the request given the existing development on the subject property is cottage multi-family residential uses, the existing zoning allows for multi-family uses, and the request aligns with the Urban Living placetype in the ONE McKinney 2040 Comprehensive Plan for this property.

- Density

- Currently, this tract is developed with 20 multi-family residential units. The city’s “MR” - Mixed Residential District has a maximum density of 12 units per acre for cottage multi-family developments.
- The applicant is proposing a maximum of 40 dwelling units on Tract 2 ,which will be developed in conjunction with Tract 1 to create a cohesive development footprint for the entire McKinney Housing Authority redevelopment project.
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- Space Limits

- Currently, this tract is zoned “RG-18” - General Residence District, which

requires a 20-foot front yard, rear yard, and side yard setback for cottage multi-family uses and a residential adjacency setback of 45 feet if adjacent to a single family use or zone.

- The applicant proposes to rezone this tract with a 20-foot setback from Fitzhugh Street to the north, a 10-foot setback from Murray Street to the west, a 20-foot setback from the southern tract boundary, and a 10-foot setback from the eastern tract boundary. A complete list of the space limits is attached to this staff report for your reference.
- Staff has no objection to these requests for the following reasons:
 - setbacks along Fitzhugh Street and the southern tract boundary will continue to follow the typical requirements of the “MR” - Mixed Residential district for cottage multi-family developments;
 - Murray Street acts as an internal through street to the overall Remnant at Greenwood I development;
 - the adjacent single family dwellings to the east of this tract back to the subject property; and
 - the setbacks proposed will provide sufficient space for the required plantings along the rights-of-ways and adjacent property lines.
- Parking
 - Cottage multi-family developments are required to provide 2 parking spaces per unit with enclosed parking provided for a minimum of 30 percent of the units.
 - The applicant is proposing to provide 2 parking spaces per unit and is requesting to waive the required enclosed parking space requirement.
 - Staff does not have any objections to this request given that the existing McKinney Housing Authority development on the subject property does not include any enclosed or covered parking spaces.

Staff is supportive of the proposed rezoning request to allow for cottage multi-family residential uses within the proposed tracts as the proposal aligns with the Urban Living placetype designated in the Comprehensive Plan. The proposed development regulations should help support redevelopment efforts on the subject property to provide additional affordable housing options within the City of McKinney in a manner that blends well with the existing neighborhood.

As such, Staff recommends approval of the proposed rezoning request.

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 “[...]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 Mill District and is designated as the Urban Living placetype.

Urban Living supports a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity neighborhoods.

- 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 **aligns** with the Urban Living placetype of the Mill District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.
- Fiscal Model Analysis: The attached fiscal analysis shows that the rezoning request on the 3.15 acre property would contribute to approximately 5.9% of the districtwide market share analysis.

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. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any comments through the online comment portal.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Mill District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Zoning Exhibit](#)

[Metes and Bounds](#)

[Proposed Development Regulations](#)

[Presentation](#)