



23-0037Z3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District to “R5” - Residential District, Generally to allow Single Family Residential Uses, Located at 504 South Tennessee Street, 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 1, 2023

DEPARTMENT: Development Services - Planning Department

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

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: May 1, 2023 (Original Application)
 May 25, 2023 (Revised Submittal)
 June 7, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 0.26 acres of land, generally for single family detached residential uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“BN” - Neighborhood Business District (Commercial Uses)	Undeveloped Land
North	“BN” - Neighborhood Business District (Commercial Uses)	Office

South	"BN" - Neighborhood Business District (Commercial Uses)	Single Family Residential
East	"PD" - Planned Development District (Residential Uses)	Medical Office
West	"RS-60" - Single Family Residential District (Residential Uses)	Single Family Residential

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for single family detached residential uses.

The current zoning of the subject property is "BN" - Neighborhood Business District which allows for commercial uses. The limited size and configuration of the subject property do not make this lot viable for commercial development with the residential adjacency requirements. The applicant is proposing to rezone to a single family residential district to replat the single lot as two in order to construct two detached single family residential homes, one that will face Kentucky Street and the other to face Tennessee Street

The proposed use should be compatible with surrounding uses, as much of the area is zoned or used for residential or low-intensity commercial. The medium density residential proposed zoning also aligns with the ONE McKinney 2040 Comprehensive Plan, as the placetype designation for the subject property is Urban Living.

Because of the limited size and configuration of the subject property, surrounding land uses and zonings, and comprehensive plan designation, 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 designated as the Urban Living placetype and is within the Town Center District. Other placetypes included in this district are Neighborhood Commercial, Historic Town Center, and Commercial Center.

- 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."
- 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 Town Center District. Furthermore, the proposed request of “R5” - Residential District should be compatible with the surrounding properties and placetypes.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$2,857 for the 0.26-acre property, which should contribute to achieving an overall fiscal balance in the city.

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 citizen comments through the online citizen portal.

On June 27, 2023, the Planning and Zoning Commission voted 7-0-0 to table the item and continue the public hearing to the July 11, 2023 meeting, as requested by the applicant.

On July 11, 2023, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning.

SUPPORTING MATERIALS:

[PZ Minutes 07.11.2023](#)

[PZ Minutes 06.27.2023](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Town Center District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Exhibits A-C](#)

[Presentation](#)