



**23-0039Z**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RED-1” - Residential Estate District to “TR1.8” - Townhome Residential District and “R6” - Residential District, Located at 105 South West Park Drive

**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 11, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jake Bennett, Planner I  
Caitlyn Strickland, AICP, 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 August 1, 2023 meeting.

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

**APPLICATION SUBMITTAL DATE:** May 8, 2023 (Original Application)  
June 1, 2023 (Revised Submittal)  
June 12, 2023 (Revised Submittal)  
June 20, 2023 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 1.9 acres of land, generally to allow single family attached uses on approximately .33 acres in the northwest corner of the site, as well as keep the existing single family detached uses on the remainder of the subject property.

**EXISTING ZONING AND LAND USES:**

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Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RED-1" - Estate Residential District (Single Family Detached Uses)	Single Family Residence
North	"C" - Planned Center District and "PD" - Planned Development District (Commercial Uses)	Office and Medical Office
South	"RD-30" - Duplex Residential District (Residential Uses)	Residential
East	"C3" - Regional Commercial District (Commercial Uses)	Retail
West	"RD-30" - Duplex Residential District (Residential Uses)	Residential

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property from "RED-1" - Estate Residential District to "TR1.8" - Townhome Residential District and "R6" - Residential District. Approximately 1.57 acres will be zoned R6, to retain single-family detached residential zoning, while updating the development regulations to modern zoning. The remaining .33 acres in the northwest corner of the site will be rezoned to TR1.7 allow single-family attached uses. Specifically, the applicant is proposing to develop two duplexes in the northwest corner of the property.

The existing zoning to the west and south is "RD-30" - Duplex Residential, with existing duplexes directly west of the property. The proposed rezone will allow the northwest corner of the property to follow the same development regulations as the existing duplexes, as the "RD-30" District corresponds to the "TR1.8" District in the Unified Development Code. The proposed duplexes should help to supplement existing housing options in the city while maintaining the character of the neighborhood. Since the "TR1.8" District does not allow for single family detached residential, the remainder of the subject property will be zoned "R6" - Residential District to allow the existing single family detached residence to be in conformance with our development standards.

The comprehensive plan shows a Suburban Living placetype within the Established Community District. This designation permits a multitude of residential uses. The proposed zoning permits a higher-residential allowance, while also matching the existing neighborhood surrounding the subject property.

Given the existing land uses near the subject property, the presence of existing duplexes in the area, and conformance with the Comprehensive Plan, it is Staff's professional opinion that the rezoning request will remain compatible with the existing and future land uses. 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 designated as the Suburban Living placetype and is within the Established Community District. Other placetypes included in this district are Urban Living, Commercial Center, and Professional 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 Suburban Living placetype of the Established Community District. Furthermore, the proposed request of “TR1.8” - Townhome Residential District and “R6” - Residential District should be compatible with the surrounding properties and placetypes.
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$19,792 for the 1.9-acre property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:

**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.

#### **SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)