



21-0187Z

**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 allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the North Side of Stacy Road and on the East Side of McKinney Ranch Parkway

**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:** April 12, 2021

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Kaitlin Sheffield, Planner II  
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 May 3, 2022 meeting.

**STAFF RECOMMENDATION:** Staff recommends denial of the proposed rezoning request due to concerns regarding the proposed residential uses.

**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 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:** December 6, 2021 (Original Application)

March 4, 2022 (Revised Submittal)  
March 30, 2022 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 20.99 acres of land, generally for single family and commercial uses. Currently this site is zoned “PD” - Planned Development District with a base zoning district of “C2” - Local Commercial District. The applicant has submitted this zoning request to allow for single family uses on approximately 14.8 acres and commercial uses on the remaining 6.2 acres of the subject property. More information is detailed further below.

**EXISTING ZONING AND LAND USES:**

| Location         | Zoning District (Permitted Land Uses)                                                                                                                                                        | Existing Land Use                                                                            |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Subject Property | “PD” - Planned Development District Ordinance No. 2020-11-081 (Commercial Uses)                                                                                                              | Undeveloped Land                                                                             |
| North            | “PD” - Planned Development District Ordinance No. 2006-12-142 (Multi-Family Residential Uses), “PD” - Planned Development District Ordinance No. 2007-08-079 (Multi-Family Residential Uses) | Soho Parkway Apartments, Aspire McKinney Ranch                                               |
| South            | “PD” - Planned Development District Ordinance No. 2015-07-066 (Commercial and Residential Uses)                                                                                              | The Grove at Craig Ranch, Brookhaven Church, Honi’s Coffee House, The Academy at Craig Ranch |
| East             | “PD” - Planned Development District Ordinance No. 2002-05-038 (Mixed Uses)                                                                                                                   | Springs at McKinney                                                                          |
| West             | “PD” - Planned Development District Ordinance No. 2014-02-012 Commercial and Residential Uses), “PD” - Planned Development District Ordinance No. 2012-08-038 (Residential Uses)             | Barcelona, McKinney Square                                                                   |

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property generally for commercial and single family residential uses, and to modify the development standards, as further described below.

Tract A (14.8 acres)

- Residential Uses and Standards
  - Currently, the property is zoned “PD” - Planned Development District with a base zoning district of “C2” - Local Commercial District with modified

permitted uses.

- The applicant is proposing to allow for single family (detached) and single family (attached) uses on this tract with the following reduced lot standards from the city's typical requirements:

| <b>DEVELOPMENT STANDARDS - TRACT A</b>                                                       | <b>SINGLE FAMILY (DETACHED)</b> | <b>SINGLE FAMILY (ATTACHED)</b> |
|----------------------------------------------------------------------------------------------|---------------------------------|---------------------------------|
| <b>MINIMUM LOT AREA</b>                                                                      | 2,550 SF                        | 1,400 SF                        |
| <b>MINIMUM LOT WIDTH</b>                                                                     | 30'                             | 20'                             |
| <b>MINIMUM LOT DEPTH</b>                                                                     | 85'                             | 70'                             |
| <b>MINIMUM FRONT YARD SETBACK</b>                                                            | 10'                             | 10'                             |
| <b>MINIMUM REAR YARD SETBACK</b>                                                             | 8'                              | 8'                              |
| <b>MINIMUM SIDE YARD SETBACK</b>                                                             |                                 |                                 |
| <b>1. INTERIOR SIDE YARD</b>                                                                 | 5'                              | 10' building separation         |
| <b>2. INTERIOR SIDE YARD-ZERO LOT LINE COMBINATION *</b>                                     | 0'-6' *                         |                                 |
| <b>3. SIDE YARD AT CORNER</b>                                                                | 10'                             | 10'                             |
| <b>MINIMUM HEIGHT OF STRUCTURE</b>                                                           | 2 stories (35')                 | 2 stories (35')                 |
| <b>MAXIMUM HEIGHT OF STRUCTURE</b>                                                           | 3 stories (45')                 | 3 stories (45')                 |
| * Setback determined at time of preliminary-final platting, must have 6' building separation |                                 |                                 |

- The proposed development standards above are reduced from the city's typical lot standards; however, they are compatible with existing urban developments in the city. Although Staff is not supportive of the proposed residential uses on the subject property, we have no objections to the applicant's proposed standards for these uses given the relatively urban characteristics of the surrounding area.
- Landscaping Standards
  - Typically, two canopy trees are required per residential lot, with at least one canopy tree in the front yard.
  - The applicant is proposing to provide one canopy tree for every 30 linear feet of street frontage if planted in the parkway of a residential street. In addition, an ornamental tree shall be placed in the front or rear yard of the residential lot, or a canopy tree will be placed in a common area of the residential development.
  - Given the existing street network and relatively urban footprint of the

existing and proposed residential uses, Staff has no objection to the applicant's proposed landscaping standards for residential uses.

#### Tract B (6.2 acres)

- Commercial Uses
  - Currently, this tract is zoned "PD" - Planned Development District with a base zoning district of "C2" - Local Commercial District with modified permitted uses.
  - The applicant proposes to allow the same uses that are permitted within the current zoning. A complete list of the allowed uses is attached to this staff report for your reference.

#### Overarching Design Requirements

Additionally, the applicant proposes to provide a boulevard-style roadway through the center of the property to extend the form and function of the existing boulevard-style fire lane that exists north of the subject property. As proposed, the boulevard shall develop in accordance with a general cross-section, shown on the proposed zoning exhibit attached, that includes parallel parking and sidewalks. The proposed boulevard should provide a natural extension of the existing boulevard-style fire lane and add cohesion between the different uses.

Although Staff is supportive of the commercial uses proposed on Tract B, we have concerns with the proposed single family residential uses on Tract A. The 20.99 acre subject property was just recently rezoned in 2020 to allow for uses that align with the "C2" - Local Commercial District and it has historically been zoned to allow for office or commercial uses.

As part of an overall development plan for the entire ~110 acres between McKinney Ranch Parkway, Ridge Road, and Stacy Road, this property was originally envisioned for a dense, employment mix center. The intent of this was to be able to provide employment opportunities and commercial services supportive of the many anticipated residents in this area of McKinney. Over time, the original commercial footprint for the entire ~110 acre development area has been tremendously reduced to include less than 30 acres of remaining commercially-zoned property. Staff has concerns that the proposed rezoning request is going to even further reduce the potential commercial footprint for this area by reducing the existing 20.99 acres of commercial zoning to just 6.2 acres.

Staff understands that achieving retail uses on the entire 20.99 acre tract may be challenging given the existing and proposed configuration of the boulevard cross-section. However, we fear that the amount of proposed residential uses will eliminate

any viability for meaningful commercial opportunities supportive of the urban environment envisioned for this area and supportive of the neighborhoods it serves.

Furthermore, within a 0.5 mile radius of the subject property, there are only approximately six existing built developments that provide services for the nearby residents. These tracts include tenants and uses such as daycares, medical services, retail, and restaurant (carry out). Staff fears that reducing the commercial footprint on the subject property to the extent proposed will also impede on the realization of commercial support services needed for the surrounding residential developments.

With these things in mind, Staff is unable to support the 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 “diverse economic engines... broaden the tax base, and make the City’s economy more adaptable and resilient”.
- 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 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 Collin McKinney Commercial 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 a positive fiscal benefit for the subject property. The proposed rezoning is anticipated to generate approximately \$771,000 in revenues. It is important to note that the existing zoning on the subject property has the potential to generate approximately \$1.3 million.

**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 City Council. 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](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2020-11-081](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Proposed Development Regulations](#)  
[Presentation](#)