



23-0074Z

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 Uses and to Modify the Development Standards, Located on the Northwest Corner of Alma Road and Hewitt 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: September 26, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, CNU-A, Senior Planner
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 October 17, 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: August 14, 2023 (Original Application)
September 8, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 3.6 acres of land, generally for detached single family uses and to modify the development standards.

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. 2020-02-015 (Residential Uses)	Undeveloped Land
North	"PD" - Planned Development district Ordinance No. 2017-07-080 (Single Family Residential Uses), "PD" - Planned Development district Ordinance No. 2014-07-049 (Single Family Residential and Commercial Uses)	The Trails at Craig Ranch, Phase 3 and 4, Undeveloped Land
South	"PD" - Planned Development district Ordinance No. 2020-02-015 (Multi-Family Residential Uses)	Undeveloped Land
East	"PD" - Planned Development district Ordinance No. 2014-07-048 (Single Family Residential Uses)	Estates at Stacy Crossing
West	"PD" - Planned Development district Ordinance No. 2014-07-049 (Open Space Uses)	Cooper Life at Craig Ranch, Phase 2

PROPOSED ZONING: The applicant requests to rezone the subject property generally for detached single family residential uses and to modify the typically-required development standards.

This site was included in a broad rezoning in 2020 that allowed for a mix of single family, townhome, mixed use, and multifamily development based on urban design development standards. As part of the 2020 rezoning, the subject property was designated for transitional residential uses following the "TH" - Townhome Residential District and the areas southwest were designated as urban single family residential uses following urban design space limits.

With this rezoning, the applicant requests to replace the existing townhome development requirements with the same use and space limits as permitted for the detached urban single family tracts in the 2020 zoning.

Staff does not have any concerns with the applicant's request to change the allowed use of attached single family dwellings to detached single family as it continues to provide a variety of housing options within the area. Additionally, the proposed space limits align with the existing detached single family developments adjacent to this site , which require a minimum building height of 2-stories and a maximum building height of

3-stories. This should continue to offer a transition of residential uses between the multifamily tracts southeast and the urban single family tracts to the northwest.

As such, Staff recommends approval.

CONFORMANCE TO ONE MCKINNEY 2040: 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 illustrate 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 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 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 projects that the proposed

rezoning request would result in a net surplus of approximately \$46,000 per year in annual operating summary and the existing zoning shows a net surplus of approximately \$79,000 per year in annual operating summary. The reason for this difference is because the existing zoning projection is based on a density of 12 units per acre of attached single family homes and the proposed zoning is based on a density of 7 units per acre of detached single family homes.

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. 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. 2020-02-015](#)
[Proposed Zoning Exhibit](#)
[Metes & Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)