



22-0061Z3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “REC” - Regional Employment Center Overlay District to “PD” - Planned Development District, Located approximately 335 Feet South of Silverado Trail and on the East Side of Alma Road

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: June 13, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, Planner I
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 July 18, 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: May 31, 2022 (Original Application)
October 28, 2022 (Revised Submittal)
December 8, 2022 (Revised Submittal)
December 16, 2022 (Revised Submittal)
April 28, 2023 (Revised Submittal)

May 16, 2023 (Revised Submittal)
May 22, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 10.961 acres of land, generally for multiple-family residential uses.

This zoning request is being reviewed under Chapter 146 (Zoning Regulations) of the McKinney Code of Ordinances, as it was submitted prior to the adoption of the Unified Development Code (UDC) on November 15, 2022.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	PD 2008-06-063 (Retail Uses)	Undeveloped Land
North	PD 2004-01-002 and O - Office (Single Family Residential and Office Uses)	Single Family Residential and School
South	PD 2008-06-063 (Office and Retail Uses)	Self-Storage
East	PD 2002-06-068 (Single Family Residential Uses)	Single Family Residential
West	PD 2001-02-017 and AG - Agricultural (Single Family Residential Uses)	Single Family Residential

PROPOSED ZONING: The applicant requests to rezone the subject property generally for multi-family uses. The proposed multi-family uses and development standards align closely with the city's MF30 - Multi-Family Residential zoning district, as further described below.

Multi-Family Residential Uses

- Currently, the property is zoned PD - Planned Development for retail uses.
- The applicant proposes to rezone the property for multi-family uses consistent with the city's MF30 - Multi-Family Residential zoning district. The MF30 - Multi-Family Residential zoning district allows a maximum density of 30 dwelling units per acre; however the applicant proposes a maximum density of 23 dwelling units per acre.

Building Height and Space Limits

- The applicant proposes a maximum building height of 35 feet and similar space limits to the MF30 - Multi-Family Residential zoning district.
- As part of their coordination with nearby residents, the applicant is also proposing to include residential adjacency standards similar to those found in the MF30 - Multi-Family Residential zoning district with and an additional

provision to prohibit the construction of residential dwelling units within 100 feet of the eastern property line.

Screening

- The city's typical screening requirement for multi-family residential is to screen along all side and rear property lines with a minimum 6 ft tall solid masonry screening device.
- As part of their coordination with nearby residents, the applicant proposes to provide an 8-ft tall masonry screening wall along the eastern property line; which is an increase from the typically required 6-ft screening wall.

Parking

- The city's typical vehicle parking requirements for multi-family residential in the old code was one parking space for each dwelling unit plus 0.5 space for each bedroom in all dwelling units.
- The applicant proposes to provide 1 parking space per dwelling unit plus an additional 0.5 space per bedroom for all dwelling units.

Exceptional Quality

- With "PD" - Planned Development District requests, projects must provide a feature(s) to ensure exceptional quality or demonstrate innovation. To that end, Staff feels as though the enhanced standards proposed by the applicant as part of their coordination with adjacent residents meets the exceptional quality necessary for the proposed PD - Planned Development zoning.

The subject property sits along two major arterial roadways - Alma Road and Silverado Trail. While the property has frontage along both Alma Road and Silverado Trail, it is irregularly shaped and shares its southern border with an existing self-storage facility. The proposed development regulations aim to integrate a mix of multi-family product types as part of the site's development.

The subject property is designated as the Urban Living placetype in the ONE McKinney 2040 Comprehensive Plan, which calls for a mix of housing types and densities supportive of diverse neighborhoods and residential inventory. Staff finds that the addition of this proposed multi-family product at this location would help to boost the residential inventory while furthering the goal of a greater mix of housing types.

Due to the comprehensive plan designation, surrounding land uses, access to two arterial roadways, and the enhanced development standards proposed, Staff recommends approval of the requested rezone.

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 Collin McKinney 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 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 potential overall deficit of \$36,893 for the 11-acre property. It should be noted that while there is the potential for a deficit with the proposed project, the proposed zoning could help to improve the market share of residential product for the Collin McKinney Commercial district by 3.8%.

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

On January 24, 2023, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the item indefinitely, as requested by the applicant.

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. 2008-06-063](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)