



21-0054Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Single Family Residential, Multi-Family Residential, and Commercial Uses, Located on the Southeast Corner of Bloomdale Road and Lake Forest 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: June 8, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, Planner II
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed zoning 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: April 13, 2021 (Original Application)
May 17, 2021 (Revised Submittal)
May 26, 2021 (Revised Submittal)
June 3, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to zone approximately 613 acres of land, generally for single family residential, multi-family residential, and commercial uses.

An associated voluntary annexation request (21-0007A) will be considered by the City Council at the July 6, 2021 meeting.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	McKinney ETJ	Undeveloped Land
North	"SF5" - Single Family Residential District (Residential Uses), McKinney ETJ	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2021-01-006 (Single Family, Multi-Family, and Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2021-01-007 (Single Family Uses) and "PD" - Planned Development District Ordinance No. 2005-11-120 (Single Family and Commercial Uses),	Erwin Farms Addition, Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2004-02-014 (Single Family Uses), "PD" - Planned Development District Ordinance No. 2006-05-059 (Single Family Uses), and "BG" - General Business District (Commercial Uses)	Heatherwood Addition, Undeveloped Land

PROPOSED ZONING: The applicant requests to zone the subject property to "PD" - Planned Development District, generally for single family residential, multi-family residential, and commercial uses. The applicant has provided a zoning exhibit which divides the property into five tracts (Tracts 1 - 5), with associated development regulations that stipulate the permitted uses and development standards that each must follow. More information regarding the proposed use and development standards are further discussed below:

Tracts 1 & 2:

Tracts 1 & 2 are generally located through the center of the subject property, east of Lake Forest Drive and extended generally to County Road 943. In total, Tracts 1 & 2 comprise approximately 317.315 acres.

- Single Family Residential Uses and Standards

- Currently the subject property is located within McKinney's Extra Territorial Jurisdiction (ETJ). An associated voluntary annexation request has been submitted and will be considered by the City Council at the July 6, 2021 meeting. The applicant's request is to develop in accordance with the "SF-5" - Single Family Residential District to allow for single family residential uses.
- The minimum lot area for the "SF-5" - Single Family Residential District is 5,000 square feet. The "SF-5" District also requires that a mean and median lot size of 7,200 square feet be maintained throughout a subdivision.
- In order to allow for a greater mix of product and lot types, the applicant is proposing to develop Tracts 1 and 2 with the lot requirements as shown in the below chart.

DEVELOPMENT STANDARDS - TRACTS 1 AND 2	SF DETACHED LOTS MIN. 60' WIDE	SF DETACHED LOTS MIN. 50' WIDE	SF DETACHED LOTS LESS THAN 50' WIDE	SINGLE FAMILY ATTACHED
MINIMUM LOT AREA	6600 SF	5500 SF	2700 SF	2160 SF
MINIMUM LOT WIDTH	60'	50'	30'	24'
MINIMUM LOT DEPTH	110'	110'	90'	90'
MINIMUM FRONT YARD BUILDING SETBACK				
1. PRIMARY FACADE OF THE HOUSE	20'	20'	10'	10'
2. GARAGE DOOR	20'	20'	NA	NA
3. UNENCLOSED FRONT PORCH, PATIO, OR SIMILAR STRUCTURE	10'	10'	10'	10'
MINIMUM REAR YARD SETBACK				
1. PRIMARY FAÇADE OF THE HOUSE	15'	15'	10'	10'
2. GARAGE DOOR ACCESSED FROM AN ALLEY	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK				
1. INTERIOR SIDE YARD	5'	5'	5'	10' BETWEEN BUILDINGS

2. INTERIOR SIDE YARD-ZERO LOT LINE COMBINATION *	1'-9' *	1'-9' *	1'-9' *	1'-9' *
3. SIDE YARD ADJACENT TO STREET	15'	15'	15'	10'
4. GARAGE DOOR ACCESSED FROM A STREET	20'	20'	N/A	N/A
MAXIMUM HEIGHT OF STRUCTURE	35'	35'	35'	35'
MAXIMUM NUMBER OF DWELLING UNITS BY TYPE IN TRACTS 1 AND 2	N/A	N/A	500	200
MAXIMUM NUMBER OF TOTAL DWELLING UNITS IN TRACTS 1 AND 2	1200			

- At full buildout, the mean and median lot size for detached lots shall be a minimum of 5,000 square feet in Tracts 1 and 2. This proposed mean and median should ensure that the proposed smaller lots are balanced with larger lots throughout the development.

The proposed uses and modified setbacks align with similar developments in the City of McKinney, including the southern portion of the overall Painted Tree Master Planned Area, which was approved earlier this year. As proposed, the single family lots should blend in with the adjacent single family residences and integrate as part of the larger development. As such, Staff does not have any objections to these requests.

Tract 3:

Tract 3 is located at the northeast corner of Lake Forest Drive and Future Wilmeth Road and is approximately 33.57 acres in size.

- Multi-Family Residential Uses
 - Currently the subject property is located within McKinney's Extra Territorial Jurisdiction (ETJ). The applicant's request is to develop in accordance with the "MF-3" - Multiple Family Residential - Medium-High Density District to allow for multi-family residential uses. Although not included as part of the proposed zoning, it should be noted that the city's standard architectural requirements for multi-family developments are included in the proposed development agreement associated with the annexation and zoning request.
 - It is Staff's professional opinion that the proposed multi-family residential development should provide an appropriate transition between the hard

corner of two major arterial roadways and the proposed single family residential uses. Given the size, scale and scope of the overall rezoning request, which includes a variety of residential uses, and the fact that the proposed multi-family tract aligns with the Urban Living placetype designated in the comprehensive plan, Staff is supportive of the multi-family uses proposed on this tract.

- Setbacks and Lot Standards

- The maximum density for “MF-3” - Multiple Family Residential - Medium-High Density District is 20 dwelling units per acre. With the request, the applicant proposes to cap the maximum allowed units at 600.
- Currently, the maximum height allowed in “MF-3” - Multiple Family Residential - Medium-High Density District is two stories (35 feet in height). The applicant is requesting a maximum height of four stories. As proposed, four story buildings would not be permitted within 800 feet of Lake Forest Drive or within 100 feet of Tracts 1 and 2.
- Staff is of the opinion that the proposed multi-family uses, including the transition of the building heights should blend with the proposed adjacent single family residences and adjacent rights-of-ways and should also integrate as part of the overall development. As such, we have no objections to this request.

- Open Space and Landscape Buffers

- Within Tract 3, the applicant is proposing that all multi-family dwelling units be located within 500 feet of an open space area.
- The applicant also proposes that a minimum 50-foot landscape buffer be required along Wilmeth Road where four-story buildings are constructed. Any existing trees within such buffer shall be preserved.
- Typically, there is no minimum open space requirement for multi-family developments. Instead, a minimum lot area requirement per unit and a 20 - foot landscape buffer is typically used to ensure some level of pervious (landscaped) area within a multi-family development. The added provisions proposed by the applicant should ensure a higher quality of accessible open space is provided for each multi-family unit.

- Parking

- Currently, no less than 50% of the units shall have an enclosed parking space. However, the applicant has requested a modified parking standard that no less than 30% of the units have an enclosed parking space and an

additional 20% of the units can be either enclosed parking spaces or carport covered parking spaces. If a 20-foot driveway is not provided with the required enclosed parking, the applicant asks that the additional 0.5 parking space not be required.

- In looking at similar developments that have used carports instead of enclosed spaces, Staff found that the request still provides a covered parking space product and is not detrimental to the development.

Tract 4:

Tract 4 is located east of Lake Forest Drive and south of Bloomdale Road and is approximately 32.475 acres in size.

- Flex Uses
 - Currently the subject property is located within McKinney's Extra Territorial Jurisdiction (ETJ). The applicant is requesting the ability to develop this tract in accordance with the permitted uses in Tracts 1 and 2 with a maximum of 480 single family dwellings or in accordance with the "C-2" - Local Commercial District. With this proposal, a minimum of at least 5 acres of this flex tract will develop with commercial uses. It should be noted that the standard architectural requirements for commercial developments are included in the proposed development agreement associated with the annexation and zoning request.
 - Staff is comfortable with the flex use concept that would allow the property to develop with the market. This proposal would ensure that at least 5 acres will be devoted to commercial and provide neighborhood services to the surrounding residents.

Tract 5:

Tract 5 is generally located on the south side of Bloomdale Road and extends through to County Road 942. Tract 5 is approximately 230 acres in size.

- Governmental Complex Uses
 - Currently, the subject property is located within McKinney's Extra Territorial Jurisdiction (ETJ). The applicant's request is to zone this tract in accordance with the "GC" - Governmental Complex District. In association with the proposed development agreement and annexation, this 230 acre tract is intended to be set aside for future open space and parkland in partnership with the city's Parks and Recreation Department.

Based on the applicant's proposed development regulations and stated vision and goals for the subject property, Staff feels that the proposed zoning request should create a cohesive and integrated community. The existing and proposed thoroughfares

throughout the proposed development will provide connectivity for the surrounding and future residents in this area.

Given the size and scale of the subject property, the overall development should make a significant positive impact to achieving different housing products and commercial developments for the city. When looking at the surrounding area and the applicant's proposal for the different tracts, Staff is of the opinion that the proposed zoning request should create a quality development that will blend well with the surrounding single family residences and commercial developments. As such, Staff recommends approval of the proposed zoning request.

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 Guiding Principle of "Diversity (Supporting our Economy and People)" established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "private development, public investments, and community engagement support the people of McKinney by making available housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives" and to provide "[...] new businesses and developments that support 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 Medical District and is designated as the Suburban Living Placetype and Urban Living Placetype.

The Suburban Living Placetype provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. These neighborhoods generally feature a subdivision layout. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living areas are consistently less than ½ acre.

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 the Urban Living placetype is intended to provide a range of housing options that offer choices for McKinney residents, it also calls for local commercial, retail and services to serve the surrounding 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 suburban living and urban living placetype of the Medical District and 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 of \$2.7 million for the 613-acre property, which should contribute to achieving an overall fiscal balance in the city. It is important to note that the reason the existing zoning analysis does not have a value is because this property is located within McKinney's Extra Territorial Jurisdiction (ETJ).

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of opposition to this request and no letters of support. Staff has also not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Medical District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Zoning Exhibit](#)

[Proposed Development Regulations](#)

[Presentation](#)