



**23-0030Z**

**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 Modify the Development Standards, Located on the Northeast Corner of Carlisle Street and Virginia 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:** May 9, 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 May 16, 2023 meeting.

**STAFF RECOMMENDATION:** Staff recommends denial of the proposed rezoning request due to concerns regarding the proposed building setback along Carlisle Street.

**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 subject to the following special ordinance provision:
  - a. The subject property shall develop in accordance with the attached development regulations.

**APPLICATION SUBMITTAL DATE:** April 10, 2023 (Original Application)  
April 24, 2023 (Revised Submittal)

May 2, 2023 (Revised Submittal)

**ITEM SUMMARY:** The applicant requests to rezone approximately 5.083 acres of land, generally to modify the development standards for multi-family uses. More specifically, the proposed rezoning request reduces the minimum building setback along Carlisle Street.

**EXISTING ZONING AND LAND USES:**

| Location         | Zoning District (Permitted Land Uses)                                                                                                                            | Existing Land Use                                 |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Subject Property | "PD" - Planned Development District (Multi-Family Uses)                                                                                                          | Undeveloped Land                                  |
| North            | "RD30" - Duplex Residence District (Residential Uses)                                                                                                            | Grace Fellowship Church                           |
| South            | "PD" - Planned Development District Ordinance No. 2001-08-089 (Residential Uses) and "PD" - Planned Development District Ordinance No. 2005-05-050 (Office Uses) | Revolution Church and Undeveloped Land            |
| East             | "RG18" - General Residence District (Residential Uses)                                                                                                           | Stonegate Apartments and Virginia Oaks Apartments |
| West             | "PD" - Planned Development District Ordinance No. 2001-03-035 (Residential Uses)                                                                                 | Our Savior Lutheran Church and Undeveloped Land   |

**PROPOSED ZONING:** The property was just recently rezoned "PD" - Planned Development District, generally for multi-family residential uses and modified development standards. With this rezoning request, the applicant is only proposing to modify the building setback requirement along Carlisle Street from 35 feet to 15 feet.

Unfortunately, Staff is unable to support the rezoning request due to the proposed building setback along Carlisle Street.

The proposed building setback of 15' along Carlisle Street significantly reduces the typical setback required for multiple family residential uses of 35'. The 35' setback has been a long-standing provision for multifamily residential uses in McKinney under the old zoning code and in the new standards recently adopted in the Unified Development Code (UDC).

As an infill site, we understand that flexibility from the typical standards may be necessary to unlock development opportunities. However, the proposed 15' setback is typical of an urban area, and Staff has concerns that this reduction, coupled with the proposed building height of 55 feet (4-stories), will not be compatible with the surrounding area. For reference, the existing setbacks and development patterns in this area generally range from 35 to 100 feet.

**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 Established Community District and is designated as the Professional Center placetype.

Professional Center generally provides for office uses and jobs that keep people in the city during normal working hours. A Professional Center is typically well landscaped and provides opportunities for small general offices, as well as larger employment uses such as corporate headquarters, institutional facilities and medical campuses. More intense professional uses are typically seen near major transportation corridors, while smaller developments are typically within residential areas and are supportive in nature.

- 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 established criteria (below) to be considered compatible with the Land Use Diagram. The proposed rezoning request **does not align** with the Professional Center placetype of the Established Community District. In order to be considered compatible with the comprehensive plan, the project should meet a majority of the established criteria below:
1. Help McKinney achieve the Comprehensive Plan’s Vision and Guiding Principles;
  2. Advance the District’s intent;
  3. Demonstrate compatibility with the District’s identity and brand;
  4. Include uses compatible with the Land Use Diagram;

5. Leverage and protect natural and built amenities and infrastructure;
6. Strengthen or create connections to activity centers within and beyond the District;
7. Create a positive fiscal impact for the City through the timeframe of the Plan (2040);
8. Demonstrate that the project's travel demand estimates can be accommodated by the planned transportation network;
9. Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities; and
10. Demonstrate that the life-cycle costs to the public of constructing, maintaining and operating infrastructure included in the project is consistent with this plan's [Comprehensive Plan] fiscal responsibility policies.

The proposed request for multi-family uses does not strictly align with the Professional Center Placetype. However, multi-family uses are already permitted on the subject property and should provide additional housing opportunities for the area.

- Fiscal Model Analysis: The attached fiscal analysis shows a potential overall deficit of \$24,789 for the 5-acre property. However, the proposed rezone could help to capture 0.5% of the residential opportunities in the Established Community District.

**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.

#### **SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2023-03-017](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Proposed Development Regulations](#)  
[Presentation](#)