



21-0068Z

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, to Allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the Northeast Corner of Bloomdale Road and Custer 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 22, 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 July 20, 2021 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 4, 2021 (Original Application)
June 8, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 282 acres of land, generally for single family residential and commercial uses. More specifically, the

proposed rezoning request modifies the space limits for single family residential developments.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2006-06-073 (Single Family Residential and Commercial Uses)	Single Family Residence, Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2010-11-051 (Single Family Residential, Mixed Use, Commercial Uses), and McKinney ETJ	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2013-02-009 (Single Family and Commercial Uses), "PD" - Planned Development District Ordinance No. 1770 (Single Family Residential, Multi-Family, Commercial and Industrial Uses), and McKinney ETJ	Mansions Addition and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2005-10-107 (Single Family Residential and Commercial Uses)	Undeveloped Land
West	Town of Prosper	Single Family Residences

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "PD" - Planned Development District to allow for single family residential and commercial uses. The applicant has provided a zoning exhibit which divides the property into six tracts, Tract 1 (25.47 acres) for commercial uses, Tract 2 (9.8 acres) for single family residential uses (attached), Tract 3 (4.92 acres) for commercial uses, Tract 4 (215.91 acres) for single family residential uses (detached), Tract 5 (12.25 acres) for single family residential uses (attached), and Tract 6 (14.33 acres) for commercial uses. The proposed zoning includes the following specific requests:

Tract 1 (25.47 acres)

- Commercial Uses
 - Currently, this portion of the subject property is zoned "C" - Planned Center District.
 - The applicant proposes to rezone this tract to "C3" - Regional Commercial

District with an allowed use of motor vehicle fuel sales facility and a car wash if such uses are associated with a grocery or food store on a single site plan. If a motor vehicle fuel sales facility and/or a car wash is not shown on a single site plan in association with a grocery or food store, then a specific use permit is required for these uses. The applicant is also proposing that the gasoline pump islands not be permitted within 50 feet of a single family residential property line or within 10 feet of any other property line.

- Staff has no objections to this request as this tract is located at the major intersection of Custer Road and Bloomdale Road. Furthermore, the proposed “C3” - Regional Commercial District zoning on this tract should be able to provide neighborhood support services to the rest of the proposed development and brings the current zoning district into conformance with the modern zoning districts.

Tracts 2 & 5 (totaling 22.05 acres)

- Single Family Residential Uses Attached (Townhomes)
 - Currently, this portion of the subject property is zoned “RG 27” - General Residence Townhome District and “RS-84” - Single Family Residence District. The applicant proposes to rezone this tract property to “TH” - Townhome District.
 - Staff has no objections to this request.
- Lot Size and Lot Width
 - The current minimum lot size for the zoning on the subject property is 2,700 square feet with a minimum lot width of 25 feet. The applicant is proposing a minimum lot size of 1,920 square feet and a minimum lot width of 24 feet.
 - The proposed lot size and width should blend in with the adjacent proposed single family developments and integrate as part of the development intended for higher density residential. As such, Staff does not have any objections to this request.
- Height
 - The current maximum height for the zoning on the subject property is 35 feet. The applicant is proposing a maximum building height of 3 stories, not to exceed 42 feet.
 - Given the location of the Townhome tracts, Staff is of the professional

opinion that the proposed building height should allow for a transition of building scale between the commercial uses and the proposed single family lots within the development. As such, Staff does not have any objections to this request.

- Landscaping
 - Typically, single family residential lots are required to provide a minimum of two canopy trees on each lot. The applicant is requesting to provide a minimum of one canopy tree in the front yard with the ability to provide the second tree as a canopy or ornamental tree in either the front yard or rear yard of each lot.
 - As proposed, the applicant would still provide the typically required two trees per lot, with at least one canopy tree in the front yard. Staff feels as though the proposed request is in keeping with the spirit of the ordinance. As such, we do not have any objections to this request.

Tracts 3 & 6 (totaling 19.25 acres)

- Commercial Uses
 - Currently, this portion of the subject property is zoned “BN” - Business Neighborhood District and “RG 27” - General Residence Townhome District. The applicant proposes to rezone these tracts to “C2” - Local Commercial District.
 - Staff has no objections to this request because the tracts are located along major arterial roads and should be able to provide neighborhood support services to the rest of the proposed development.

Tract 4 (215.91 acres)

- Single Family Residential Uses (detached)
 - Currently, this portion of the subject property is zoned “RS 60” - Single Family Residence District, “RG 27” - General Residence Townhome District, “RS-84” - Single Family Residence District, and “BN” - Business Neighborhood District. The applicant proposes to rezone this tract to “SF 5” - Single Family Residential District.
 - Staff has no objections to this request.
- Density
 - The current maximum densities for the zoning on the subject property

range from 5 to 14.5 dwelling units per gross acre. With this rezoning request, the applicant is proposing a density of 5 dwelling units per gross acre.

- Given that the current zoning on the subject property allows for a range of residential densities, Staff has no objections to this request.
- Mean and Median Lot Size
 - The current required mean and median lot size of 7,200 square feet for the neighborhood. The applicant is proposing a minimum mean and median lot size of 6,500 square feet for the neighborhood.
 - Staff is comfortable with the applicant's proposal for a mean and median lot size of 6,500 square feet for the neighborhood to ensure a variety of different lot sizes throughout the development.

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. 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 provide neighborhood services. As such, Staff recommends approval of the proposed zoning 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 "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 Northridge District and is designated as the 'Suburban 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.

- 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 to be considered compatible with the Land Use Diagram. The proposed rezoning request **aligns** with the Suburban Living placetype of the Northridge 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 \$5.7 million for the 282 acre property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
 - The proposed zoning request will provide more operating revenues than the existing zoning on the subject property.
 - The proposed zoning has the potential to provide a greater development value and will provide more job opportunities than the existing zoning

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](#)
[Northridge District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)

[Ex. PD Ord. No. 2006-06-073](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)