



21-0021Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, to allow for Single Family Residential Uses and to Modify the Development Standards, Located on the South Side of County Road 278 and Approximately 1,800 feet East of State Highway 5 (McDonald Street)

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: November 9, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: 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 December 7, 2021 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: January 26, 2021 (Original Application)
April 02, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 20.24 acres of land, generally for single family uses.

An associated voluntary annexation request (21-0002A) has been submitted and will be considered by the City Council at the December 7, 2021 meeting.

ZONING:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|--|--|
| Subject Property | McKinney ETJ | Undeveloped Land |
| North | McKinney ETJ | Single Family Residential |
| South | McKinney ETJ | Undeveloped Land |
| East | McKinney ETJ | Single Family Residential, Undeveloped Land |
| West | “PD” - Planned Development District Ordinance No. 2015-04-024 (Single Family Residential Uses) | Willow Wood Subdivision, Undeveloped Land |

PROPOSED ZONING: The applicant is requesting to zone the subject property generally for single family residential uses. The applicant is proposing development standards based off the “SF-5” Single Family Residence District with the following modifications to the space limits:

| Requirement | Proposed Development Regulation | “SF-5” Single Family Residential District |
|--|--|--|
| Minimum lot area | 5,500 sq ft | 5,000 sq ft |
| Front yard setback | 20 ft | 20 ft with allowance for some encroachments |
| Side yard setback | 5' minimum | 0'/10' |
| Side yard for lots with side entry | 20' minimum | 20' |
| Side yard for corner lots with houses fronting to same side of the street | 20' minimum | 15' |
| Side yard for corner lots without houses fronting to same side of the street | 15' | 15' |
| Maximum density | 4.4 dwelling units per acre | 3.2 dwelling units per acre |
| Minimum mean lot size | 7,000 square feet | 7,200 square feet |
| Minimum median lot size | 6,200 square feet | 7,200 square feet |
| Minimum lot width | 50' | 40' |

The proposed deviations of the “SF-5” Single Family Residence District are similar to the existing standards of the earlier phases of the existing Willow Wood development and are still relatively consistent with the city’s typical “SF-5” zoning district. As such, Staff recommends approval of the 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 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 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.”
- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario, the subject property is located in the East Fork District and is designated as the ‘Suburban Living’ placetype.

The Suburban Living Placetype is found in close proximity to neighborhood commercial and commercial centers. Suburban living provides the population necessary to support the nearby commercial and professional office uses with 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 area 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 plan’s established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request **aligns** with the Suburban Living placetype of the East Fork 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 an estimated positive fiscal benefit of \$141,546 for the 20.4 acre property, which should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:

The proposed zoning is anticipated to capture 5.9% of the residential market

share for the East Fork District and 0.3% of the overall residential market share communitywide.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps Package](#)

[East Fork District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Zoning Exhibit](#)

[Metes and Bounds](#)

[Proposed Development Regulations](#)

[Willow Wood Master Site Plan - Informational Only
Presentation](#)