



21-0165Z2

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 Modify the Development Standards and to Allow for Supportive Housing for Displaced Single Mothers and Office Uses, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 175 Feet North of Cypress Hill Drive, and Accompanying Ordinance

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: January 4, 2022

DEPARTMENT: Development Services - Planning Department

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

RECOMMENDED CITY COUNCIL ACTION: 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: October 26, 2021 (Original Application)
November 24, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 4 acres of land, generally for supportive housing for displaced single mothers and office uses (Shiloh Place). Currently this site is zoned “PD” - Planned Development District with a base zoning of “C” - Planned Center District, which does not permit the proposed use. The

applicant has also submitted this zoning request to modify the development standards, including parking, screening, and landscaping. More information is detailed further below.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" Planned Development District 2005-02-015 (Commercial Uses)	Single Family Residence
North	"AG" - Agricultural District	Single Family Residence
South	"PD" Planned Development District 2005-05-048 (Commercial Uses)	Single Family Residence
East	"PD" Planned Development District 95-04-21 (Residential Uses)	Trinity Heights
West	"LI" Light Industrial District (Industrial Uses)	McKinney Logistics Center

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for supportive housing for displaced single mothers and office uses as well as to modify the development standards, as further described below.

- Uses
 - Currently, the property is zoned "PD" - Planned Development District with a base zoning of "C" - Planner Center District, which allows a variety of commercial uses.
 - The applicant proposes to rezone the property to "PD" - Planned Development District with the allowed use of supportive housing for displaced single mothers and offices. As presented during the December 14 Planning and Zoning Commission meeting, the zoning would require certain program requirements for the supportive housing use, including:
 - The facility shall provide housing, childcare, utilities, case management, and tuition for job training or career development;
 - Residents shall be enrolled full-time in a degree or certificate program;
 - Residents shall work part-time; and
 - Residents shall pass weekly house checks of their residential unit.
- Space Limits
 - The required space limits for the subject property under the current zoning would follow the setbacks of the "C" - Planned Center District.

- Given the residential nature of the proposed use, the applicant is requesting to follow the space limits similar to those found in the “MF-1” - Multiple Family Residential-Low Density District.
- Parking
 - The applicant proposes to provide one parking space per dwelling unit for the supportive housing use. The applicant has also requested that no enclosed or covered parking spaces be required.
- Landscaping
 - Typical multi-family developments are required to provide a 20-foot landscape buffer with 4-in caliper canopy trees planted every 30 linear feet along all rear and side property lines and a minimum of 10% of the entire site devoted to living landscaping.
 - In lieu of providing canopy trees along the northern side of the property, the applicant is requesting to utilize existing vegetation within that buffer. However, the applicant is also proposing to increase the required percentage of living landscaping for the entire site to 20% and increase the minimum caliper size of required canopy trees to be 6 inches as opposed to the typical minimum of 4 inches.
- Screening
 - Typical multi-family developments are required to provide a 6-foot-tall masonry screening wall along all rear and side property lines.
 - The applicant is proposing to provide a 6-foot masonry screening wall along the eastern property line and a 6-foot wrought iron fence along the southern property line. The applicant is also requesting to not provide a screening device along the northern property line due to the existing vegetation and flood plain.

In reviewing the rezoning request, Staff paid special attention to the proposed use and development requirements in relationship to the existing residential neighborhood to the east (Trinity Heights). Given the residential nature of the proposed use and the development and program requirements included in the zoning request, Staff feels as though the proposed zoning should allow for a quality development that blends well with surrounding properties. More specifically, Staff feels as though the unique residential use/program proposed provides a transition of use and intensity between the largely industrial developments expected to the north and west and the established residential neighborhood (Trinity Heights) to the east.

As such, Staff recommends approval of the 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 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 Oak Hollow District and is designated as the Suburban Living placetype.

Suburban Living 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 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 (below) to be considered compatible with the Land Use Diagram. The proposed rezoning request **does not align** with the Suburban Living placetype of the Oak Hollow 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.

While the proposed request for supportive housing for displaced single mothers does not strictly align with the Suburban Living Placetype in the Oak Hollow District, Staff feels that it meets a majority of the established criteria above to be considered compatible with the Comprehensive Plan.

- Fiscal Model Analysis: Should the rezoning request be approved, Staff anticipates that the property would not be subject to ad valorem taxes. As such, it is anticipated that the site would generate an annual fiscal deficit to the city of \$82,000. However, the development would be providing critical support services for some of the community's most vulnerable residents.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received 50 letters of support and two citizen comments, which are attached for your reference.

BOARD OR COMMISSION RECOMMENDATION: On December 14, 2021, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed zoning request with the condition that the word "single" be removed from the proposed use of supportive housing and that the program requirements related to housing, childcare, utilities, case management, tuition and weekly house checks be removed from the development regulations.

SUPPORTING MATERIALS:

[Draft PZ Minutes 12.14.pdf](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 2005-02-015](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-D](#)

[Presentation](#)