



22-0026Z2

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 and to Allow for a Telecommunications Tower, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway, 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: May 3, 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: March 21, 2022 (Original Application)

ITEM SUMMARY: The City of McKinney is requesting to rezone approximately 7.44 acres of land, generally to allow for governmental uses, such as a park, and to allow for a telecommunications tower with a Specific Use Permit request.

EXISTING ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2001-02-024 (Elementary School Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001-02-024 (Park Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2001-02-024 (Single Family Residential Uses)	Reserve at Westridge Phase 6
East	"PD" - Planned Development District Ordinance No. 2001-02-024 (Park Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2001-02-024 (Elementary School Uses)	Jack and June Furr Elementary School

PROPOSED ZONING: The request is to rezone the subject property to "PD" - Planned Development District, generally to allow for governmental uses and to establish specific criteria for allowing a Telecommunications Tower via the Specific Use Permit process.

As proposed, the use and development of the subject property would be as follows:

- Uses
 - The property is currently zoned to allow for park uses and is undeveloped.
 - The City of McKinney is proposing to rezone the subject property to "PD" - Planned Development District with a base zoning of "GC" - Government Complex District and the allowed use of a telecommunications tower with approval of a specific use permit request.
- Specific Use Permit Criteria for a Telecommunications Tower
 - The City proposes to include specific standards for the consideration of a telecommunications tower on the subject property as follows:
 - The minimum setback requirement for a stealth monopole shall be limited to a location that is 10 feet from the northern property line, 10 feet from the eastern property line, 540 feet from the southern property line, and 330 feet from the western property line as measured from the center of the monopole.
 - The maximum height for the telecommunications tower shall be 80 feet with a 5-foot lightning rod.

- An 8-foot masonry screening wall shall be required around the telecommunications facility compound.
- Two rows of landscaping shall be planted adjacent to the screening wall consisting of Little Gem Magnolias planted 5 feet on center, minimum of 3 feet in height and ornamental grasses planted 3 feet on center.

With “PD” - Planned Development District requests, projects must provide a feature(s) to ensure exceptional quality or demonstrate innovation. As part of the proposed SUP requirements for considering a telecommunications tower on the subject property, required screening walls shall be required to be 8ft. in height instead of the typically-required 6ft. in height. Additionally, the specific SUP requirements would also require that living screening/landscaping in the form of Little Gen Magnolias and ornamental grasses be provided around the screening wall.

As proposed, the development regulations would modernize the zoning on the property to the City’s standard “GC” - Governmental Complex zoning district and will also add flexibility and specific criteria for allowing a telecommunications tower in a location acceptable to the city.

As such, staff recommends approval of the proposed rezoning 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 the Guiding Principle of “Investments (Creating Lasting Value)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “[...] public facilities, services and infrastructure that are located, timed and sized to meet the expected needs of current and future residents and businesses within the city.”
- 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 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 plan's established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request **aligns** with the Suburban Living placetype of Established Community District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.

The ONE McKinney 2040 Comprehensive Plan acknowledges the need for certain public and private infrastructure to support growth and development in the City of McKinney. These types of services and private infrastructure are not defined within any particular district; however, should be a considered a service use throughout the Preferred Scenario. The remainder of the subject property will be developed as a public park and will be entirely controlled by the city in an effort to support and provide services to the community.

- Fiscal Model Analysis: Staff has not included a fiscal analysis for this zoning request. Given that this request is to rezone the subject property from an open space use to the "GC" - Government Complex Zoning District, the current use and proposed uses with the requested zoning district would likely not generate any revenue.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and one letter of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff also received citizen comments through the online citizen portal, which are attached for your reference

BOARD OR COMMISSION RECOMMENDATION: On April 12, 2022, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[Draft PZ Minutes 04.12.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)

[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex PD Ord. 2001-02-024](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)