



22-0050Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “ML” - Light Manufacturing District to “PD” - Planned Development District, to Allow for Multi-Family Residential and Commercial Uses, and to Modify the Development Standards, Located on the Southwest Corner of U.S. Highway 380 (University Dr) and Throckmorton 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: June 28, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Lexie Schrader, 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 July 19, 2022 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 09, 2022 (Original Application)
May 26, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 14.267 acres of

land, generally for multi-family residential and commercial uses and to modify the development standards. More specifically, the proposed rezoning request removes the requirement to include commercial and live-work uses on Tract 1, and rezones Tract 3 from “ML” - Light Manufacturing District to “PD” - Planned Development District to permit multi-family residential uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” - Planned Development District Ordinance 2017-12-107 (Multi-Family and Commercial Uses) and “ML” - Light Manufacturing District (Industrial Uses)	Undeveloped Land
North	“ML” - Light Manufacturing District (Industrial Uses)	Waston & Chalin Manufacturing
South	“RG-18” - General Residence District (Multi-Family Uses)	Existing Single Family Residential, Multi-Family Residential
East	“RG-18” - General Residence District (Multi-Family Uses)	Existing Single Family Residential
West	“ML” - Light Manufacturing District (Industrial Uses)	Hisun Motors Corp., USA, Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for multi-family residential and commercial uses, as further described below.

Tract 1

- **Commercial Uses**
 - The “PD” - Planned Development District that this property is currently zoned (Ordinance 2017-12-107) currently permits the same uses and development standards, but requires that Tract 1 include a minimum of 12,000 square feet of ground-floor retail and at least 4 live-work units.
 - In order to better suit the site and achieve the desired project, the applicant is proposing to remove the existing requirements for a minimum amount of commercial and live-work uses to be incorporated on Tract 1.
 - Commercial uses are still proposed to be permitted in the Development Regulations, but a minimum square footage of ground-floor retail space will no longer be required and live-work units will no longer be permitted on the site.
- **Multi-Family Uses**
 - Currently, the property is zoned “PD” - Planned Development District with multi-family residential and commercial uses.
 - The multi-family residential uses, setbacks, and requirements are not changing from the current PD.

Tract 2

- Multi-Family Uses
 - Currently, the property is zoned “PD” - Planned Development District with multi-family residential uses.
 - The multi-family residential uses, setbacks, and requirements are not changing from the current PD.

Tract 3

- Multi-Family Uses
 - The applicant is requesting to rezone Tract 3 from “ML” - Light Manufacturing to “PD” - Planned Development to permit multi-family uses.
 - Rezoning the site to “PD” - Planned Development would permit an otherwise landlocked tract to be developed with multi-family uses with the rest of the site.
 - The inclusion of Tract 3 into this PD changes the overall unit count from 220 to 260 dwelling units. This increases the overall density of the site from 17 units per acre to 18 units per acre.
 - The multi-family residential uses, setbacks, and requirements will be the same as Tract 1 and 2.

Staff is supportive of the proposed rezoning request to allow for a mixture of multi-family residential and commercial uses within the proposed tracts. The applicant’s proposal aligns with Neighborhood Commercial placetype designated in the Comprehensive Plan and should be compatible with surrounding land uses area. Also, the current zoning already allows for multi-family residential uses for Tract 1 and 2.

Given that a significant portion of the tract along the highway frontage still has allowances for commercial uses and the fact that the development standards being proposed for the multi-family residential uses are consistent with the PD on the site that was previously been approved in 2017, staff recommends approval of the rezoning 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 Mill District and is designated as the Neighborhood Commercial placetype.

Neighborhood Commercial is typically characterized as small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional commercial sites these primarily provide services for the surrounding neighborhoods. These developments may be accessed by a variety of transportation means. Business types may include restaurants, local retail, medical offices, banks, general offices, and other services.

- 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 Neighborhood Commercial placetype of the Mill 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 a positive fiscal benefit of \$140,089 for the 14.3 acre property, which should contribute to achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received 0 letters of support to this request and 0 letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. Staff has not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Mill District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 2017-12-107](#)

[Proposed Zoning Exhibit](#)

[Metes and Bounds](#)

Proposed Development Regulations
Presentation