



22-0064Z

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 Single Family Residential Uses, Located Approximately 480 Feet North of Future Wilmeth Road and Approximately 650 Feet West of County Road 943

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: July 12, 2022

DEPARTMENT: Development Services - Planning Department

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

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 31, 2022 (Original Application)
July 1, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 15.78 acres of land, generally for single family residential uses. As a part of this request, the applicant is proposing to reduce the required front yard setback in the existing zoning, further described below.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District, Ordinance No. 2021-07-067 (Single Family Uses)	Painted Tree Woodlands East Addition
North	"PD" - Planned Development District, Ordinance No. 2021-07-067 (Single Family Uses)	Painted Tree Woodlands East Addition
South	"PD" - Planned Development District, Ordinance No. 2021-07-067 (Single Family Uses)	Painted Tree Woodlands East Addition
East	"PD" - Planned Development District, Ordinance No. 2021-07-067 (Single Family Uses)	Painted Tree Woodlands East Addition
West	"PD" - Planned Development District, Ordinance No. 2021-07-067 (Single Family Uses)	Painted Tree Woodlands East Addition

PROPOSED ZONING: Currently the property is zoned "PD" - Planned Development District as a part of the overall Painted Tree masterplan development. The approximate 15.8 acres of land included in this rezoning request is anticipated to be 19, 60-foot single family lots. With this rezoning request, the applicant is only proposing to modify the front yard setback requirement on the subject property from 20 feet to 10 feet. All other standards set forth in the current PD on the property are to remain the same.

Staff does not have any objections to the proposed front yard setback request. The applicant's design is to integrate and construct these larger showcase lots within the Painted Tree Woodlands East Addition. With the applicant's proposed development regulations along with their vision and goals for the Painted Tree master plan, the overall proposed development should create a cohesive and integrated community with a variety of lot sizes.

As such, Staff recommends approval of the proposed 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 Medical 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 the Medical District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.

- Fiscal Model Analysis: A fiscal analysis has not been provided as this zoning request does not change the uses or density that is currently permitted on the subject property.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters in support and no letters in opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[Existing PD Ord. No. 2021-07-067](#)
[Proposed Zoning Exhibit](#)

Proposed Development Regulations
Presentation