



22-0041Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District, “H” - Historic Preservation Overlay District, and “TMN” - Traditional McKinney Neighborhood Overlay District to “PD” - Planned Development District, “H” - Historic Preservation Overlay District, and “TMN” - Traditional McKinney Neighborhood Overlay District, Generally to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of College Street and Howell Street, 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: July 19, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Kaitlin Sheffield, CNU-a, 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: May 2, 2022 (Original Application)
May 26, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 4.14 acres of land, generally for single family uses. This site was recently rezoned this year to a “PD”

- Planned Development District to follow the setback requirements of the “RS-60” - Single Family Residence District and to modify the development standards for accessory buildings, specifically for proposed detached garages. The applicant has submitted this new rezoning request to modify the front yard and rear yard setbacks. 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 Ordinance No. 2022-02-026 (Residential Uses)	Undeveloped Land
North	“RD30” Duplex Residence District (Residential Uses)	Single Family Residences
South	“RS60” Single Family Residence District (Residential Uses)	Single Family Residences
East	“RG18” General Residence District (Residential Uses)	Single Family Residences
West	“RS60” Single Family Residence District (Residential Uses)	Single Family Residences

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for single family residential uses and to modify the development standards for the setback requirements, as further described below.

- Residential Uses
 - Currently, the property is zoned “PD” - Planned Development District with similar allowed uses to those permitted within the “RS60” Single Family Residence District. The current zoning on the property allows for development of single family residential uses with detached garages.
 - The applicant proposes to allow for the same uses as permitted within the current zoning on the subject property. A complete list of the allowed uses is attached to this staff report for your reference.
- Space Limits
 - The current zoning on the subject property follows similar space limits to the “RS60” Single Family Residence District.
 - The applicant proposes similar space limits to those within the existing zoning on the subject property. The only requested modifications is to allow for a 20-foot front and rear yard setback as well as a 10-foot front yard

encroachment allowance for unenclosed front porches, patios, or similar structures. A complete list of the space limits is attached to this staff report for your reference.

- With the proposed rezoning request, accessory buildings greater than 500 square feet in size shall still observe primary building setbacks.
- A complete list of the accessory building space limits is attached to this staff report for your reference.

The city's legacy "RS60" Single Family Residence District requires a 25-foot front and rear yard setback and does not allow for any front yard encroachments for unenclosed front porches, patios, or similar structures. However, the applicant's request aligns with the city's modern day residential zoning district setback and encroachment allowances as well as those being contemplated as part of the New Code McKinney Initiative (Code Overhaul).

Although modern zoning allowances may not always make sense in the historic district, Staff has noted that a wide range of front and rear yard setbacks already exists within the nearby area; therefore, the proposed standards for the subject property should allow for a quality infill development that is compatible with the surrounding area.

As such, Staff is comfortable with the request and recommends approval.

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 Town Center District and is designated as the Historic Town Center - Residential placetype.

Historic Town Center - Residential describes the established urban neighborhoods surrounding downtown. Medium-lot, single-family detached homes are the predominant use of land in this placetype. Attached residential structures, including townhomes, patio-homes, and duplexes, are less common but still a presence. Many of the community's oldest and most historic homes are found here, requiring a layer of municipal protection so as to maintain their integrity and historic character.

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 Historic Town Center - Residential placetype of the Town Center 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 to this request and no letters in opposition. 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 June 14, 2022, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[Draft PZ Minutes 06.14.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2022-02-026](#)
[Proposed Ordinance](#)
[Proposed Exhibts A-D](#)
[Presentation](#)