



22-0108Z2

**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 Multi-Family Residential and Commercial Uses, Located on the Southwest Corner of Collin McKinney Parkway and Alma 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:** November 1, 2022

**DEPARTMENT:** Development Services - Planning Department

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

**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:** August 29, 2022 (Original Application)  
September 27, 2022 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 12.9 acres of land, generally for senior multi-family residential and commercial uses. A similar rezoning request was recently approved by City Council in August of 2022. The applicant has submitted this new rezoning request to modify the setback requirement from Rundell Way for the proposed senior multi-family development. 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. 2022-08-092 (Multi-Family and Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001-02-017 (Mixed Uses)	Fountain Park
South	"PD" - Planned Development District Ordinance No. 2015-07-067 (Multi-family Residential and Commercial Uses)	Parkside at Craig Ranch
East	"PD" - Planned Development District Ordinance No. 2018-08-060 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2008-06-054 (Mixed Uses)	Craig Ranch Medical Pavilion, Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2014-11-087 (Open Space and Civic Uses)	McKinney Fire Station 11, Fountain Park

**PROPOSED ZONING:** The property was just recently rezoned "PD" - Planned Development District, generally for senior multi-family residential and commercial uses and to modify the development standards. With this rezoning request, the applicant is only proposing to modify the setback requirement along Rundell Way from 25 feet to 15 feet.

Staff does not have any objections to the proposed setback request. There is existing parallel parking along Rundell Way that provides an additional buffer from the right-of-way. With the applicant's proposed development regulations along with their vision and goals, the overall proposed development should create a cohesive and integrated community.

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 “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 Collin McKinney Commercial District and is designated as the Mixed-Use Center placetype.

Mixed-Use Center offers people the ability to live, shop, work, and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. This Placetype typically includes a higher intensity of uses developed in an urban style that are supported by nodes of activity. The design and scale of development in a mixed-use center encourages active living, with a complete and comprehensive network of walkable streets enhanced by a vertical style of development.

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 Mixed-Use Center placetype of the Collin McKinney Commercial 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 of support to this request and no 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.

**BOARD OR COMMISSION RECOMMENDATION:** On October 11, 2022, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

**SUPPORTING MATERIALS:**

[Draft PZ Minutes 10.11.2022](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Collin McKinney Commercial District](#)

[Placetype Definitions](#)

[Ex. PD Ord. No. 2022-08-092](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-D](#)

[Presentation](#)