



22-0119Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Allow for Multi-Family Residential Uses and Single Family Attached Residential Uses, and to Modify the Development Standards, Located on the North Side of FM 1461 and Approximately 3,700 Feet East of FM 2478

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: March 12, 2024

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, CNU-A, Senior Planner
Caitlyn Strickland, AICP, 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 April 2, 2024 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning 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: September 19, 2022 (Original Application)
January 5, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant requests to zone approximately 74 acres of land, generally for multi-family residential and single family attached residential uses. It is

worth noting that there is an existing Pre-Annexation Agreement on the subject property. The proposed zoning aligns with the provisions outlined in this agreement.

An associated voluntary annexation request (22-0004A) will be considered by the City Council at the April 2, 2024 meeting.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	McKinney ETJ	Undeveloped Land
North	McKinney ETJ	Undeveloped Land
South	McKinney ETJ	Single Family Residence
East	“PD” - Planned Development District Ordinance No. 2021-06-055 (Multi-Family Residential, Single Family Residential, and Commercial Uses)	Aster Park Development
West	McKinney ETJ	Undeveloped Land

PROPOSED ZONING: The applicant requests to zone the subject property to “PD” - Planned Development District, generally for single family residential and multi-family residential uses. The applicant has provided a concept plan which divides the property into two tracts (Tracts 1 and 2), with associated development regulations that stipulate the permitted uses and development standards that each must follow. More information regarding the proposed use and development standards is further discussed below:

Tract 1:

Tract 1 is approximately 41.62 acres and is generally located at the northeast corner of FM 1461 and future Stonebridge Drive.

- Single Family Attached Residential Uses and Standards
 - Currently the subject property is located within McKinney’s Extra Territorial Jurisdiction (ETJ). The applicant’s request is to develop in accordance with the “TR1.8” - Townhome Residential District to allow for single family attached residential uses.
 - “TR1.8” - Townhome Residential District currently does not have a maximum density in the Unified Development Code. With this zoning request, the applicant proposes to include a maximum density of 12 dwelling units per acre, not to exceed 140 total units.
 - As proposed, the single family lots should blend in with the adjacent single family development in construction to the east. As such, Staff does not have any objections to these requests.

- As depicted on the proposed concept plan, approximately 7.28 acres of the total 41.62 acres within this tract will be dedicated as parkland, subject to the provisions of the pre-annexation agreement. The exact location and layout will be determined at the time of development.

Tract 2:

Tract 2 is generally located at the northwest corner of FM 1461 and future Stonebridge Drive and is approximately 25.65 acres in size.

- Multi-Family Residential Uses and Standards
 - Currently the subject property is located within McKinney's Extra Territorial Jurisdiction (ETJ). The applicant's request is to develop in accordance with the "MF-30" - Multi-Family Residential District to allow for multi-family residential uses.
 - The "MF-30" - Multi-Family Residential District currently has a maximum density of 30 dwelling units per acre. With this zoning request, the applicant proposes to maintain a maximum density of 30 dwelling units per acre and introduce a maximum unit count of 600 total units.
 - It is Staff's professional opinion that the proposed multi-family residential development should provide an additional housing type for future residents of McKinney and will complement the single family residential and multi-family residential Aster Park development to the east.

Based on the applicant's proposed development regulations and stated vision and goals for the subject property, Staff feels that the proposed zoning request should create a cohesive and integrated community. The proposed thoroughfares throughout the anticipated development will provide connectivity for the surrounding and future residents in this area.

When looking at the surrounding area, future development plans, and the applicant's proposal for the different tracts, Staff is of the opinion that the proposed zoning request should create a quality development that will blend well with the surrounding properties and developments. Additionally, the proposed zoning request aligns with the existing pre-annexation agreement on the subject property.

As such, Staff recommends approval of the proposed zoning 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 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 Northridge 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 established criteria (below) to be considered compatible with the Land Use Diagram. The proposed rezoning request **does not align** with the Suburban Living placetype of the Northridge District. In order to be considered compatible with the comprehensive plan, the project should meet a majority of the established criteria below:

1. Help McKinney achieve the Comprehensive Plan’s Vision and Guiding Principles;
2. Advance the District’s intent;
3. Demonstrate compatibility with the District’s identity and brand;
4. Include uses compatible with the Land Use Diagram;
5. Leverage and protect natural and built amenities and infrastructure;
6. Strengthen or create connections to activity centers within and beyond the District;
7. Create a positive fiscal impact for the City through the timeframe of the Plan (2040);
8. Demonstrate that the project’s travel demand estimates can be accommodated by the planned transportation network;
9. Demonstrate that the project’s demand on other public infrastructure can

- be accommodated by planned facilities; and
10. Demonstrate that the life-cycle costs to the public of constructing, maintaining and operating infrastructure included in the project is consistent with this plan's [Comprehensive Plan] fiscal responsibility policies.

While the proposed single family attached residential uses align with the Suburban Living placetype, the proposed multi-family residential uses do not. However, staff feels that the proposed zoning request should substantially advance a majority of the decision making criteria above to be considered compatible with the comprehensive plan.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of approximately \$706,000 for the 74-acre property, which should contribute to achieving an overall fiscal balance in the city. It is important to note that the reason the existing zoning analysis does not have a value is because this property is located within McKinney's Extra Territorial Jurisdiction (ETJ).

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of opposition to this request and no letters of support. 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(s), 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](#)
[Northridge District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Proposed Concept Plan](#)
[Presentation](#)