



24-0035Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District to “PD” - Planned Development District, Generally to Allow for Single-Family Uses and Modify the Development Standards (Kostial Addition), Located at 815 North Kentucky 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: January 7, 2025

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, AICP, Planning Manager
Araceli Botello, Planner II

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: May 20, 2024 (Original Application)
August 05, 2024 (Revised Submittal)
August 15, 2024 (Revised Submittal)
November 15, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 0.378 acres of land, generally to allow for single-family uses. As part of the rezoning request, the applicant also proposes to modify the space limits and landscaping requirements typically required for single-family uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"BN" - Neighborhood District (Commercial Uses)	Undeveloped Land
North	"BN" - Neighborhood District (Commercial Uses)	Single Family Residential
South	"BN" - Neighborhood District (Commercial Uses)	Undeveloped Land
East	"RS 60" Single Family Residential (Single Family Residential)	Single Family Residential
West	"BN" - Neighborhood District (Commercial Uses)	Single Family Residential

PROPOSED ZONING: The applicant requests to rezone approximately 0.378 acres generally for single-family uses and modified development standards, as further described below:

- Single-Family Uses
 - Currently, the property is zoned "BN" Neighborhood Business District and allows for commercial uses. The applicant proposes to rezone the property to "PD" - Planned Development District to allow for single-family detached uses. A full list of the proposed uses can be found in the proposed development standards.
 - The applicant proposes to develop four single-family detached homes that each orient around a central courtyard/open space - known as cottage courtyard homes. This courtyard-style footprint is aimed at providing a unique pocket community that still integrates with the larger single family neighborhood.
 - Given the unique footprint of the anticipated development, the applicant has requested to zone the property to the Planned Development (PD) district in order to modify the typical standards for single family residential uses.
 - Although the property is currently zoned to allow commercial uses, this stretch of Kentucky Street is largely characterized by a mix of single family residential uses and low-intensity commercial uses. With this in mind, Staff has no objection to rezoning the property to allow for single family residential uses, as proposed.
- Space Limits

- The applicant proposes to modify the space limits typically required for single family detached uses as follows:

	Proposed
Lot Area	3,000 sqft
Lot Width	22 ft
Lot Depth	100 ft
Front Setback	10 ft
Rear Setback	20 ft
Side Setback (interior)	0 ft (6ft Bldg. Separation)
Height	35 ft

- Staff has reviewed the request and has no objection to the modified space limits proposed. While the lot area and lot widths are a reduction to the typical requirements for single family-detached uses; they are similar to what would be required for a single family-attached project (townhomes). Staff feels that the proposed space limits will allow the applicant to achieve their goals for the development while still meeting comparable requirements for single family residential uses in the city.
- Open Space and Landscaping
 - This developer is looking to complement the existing character of the neighborhood but also incorporate added landscape amenities that enhance the living experience for residents. The integration of these elements could serve as a model for future urban developments that value history and modernity, while providing functional and aesthetically pleasing spaces.
 - As proposed, a Community Courtyard would be required in a central location on the site. The Community Courtyard is proposed to be a minimum of 750 square feet in size with stated requirements for the provision of living landscaping, maintenance, access, and amenities.
 - In addition to the Community Courtyard, the proposed development regulations also require that one canopy tree or two ornamental trees be provided per residential lot.

- Architectural Standards
 - While the property is located outside of the Historical Preservation Overlay, the applicant proposes to align the construction of the building façades with the character of the surrounding neighborhood and the historic district.
 - As such, the proposed development regulations include a requirement to submit a façade plan exhibit that would be reviewed by the city’s Historic Preservation Officer to ensure that the proposed elevations are compatible with the surrounding area.
 - The proposed development regulations would offer an opportunity for innovative and first-of-its-kind development within the City of McKinney.

It is Staff’s professional opinion that the proposed rezoning should allow for an innovative development that promotes a sense of community and helps to advance the vision of Town Center District. By blending single-family residential uses with an architectural design that values historical preservation elements, Staff also feels that it would create a unique and harmonious environment within this part of McKinney.

As such, Staff recommends approval of the 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 “Private development, public investments, and community engagement support the people of McKinney by making available 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 Town Center Residential placetype.

The Town Center Residential placetype generally is an established urban neighborhood surrounding downtown. Small/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 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 Town Center Residential placetype of the Town Center District and is in conformance with the Land Use Diagram. Additionally, the request will complement and enhance the surrounding properties by contributing to the overall development goals of the area.

- Fiscal Model Analysis: The attached fiscal analysis shows a potential overall surplus of \$7,326 for the 0.3787-acre property and should contribute to achieving an overall fiscal balance in the city.

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 or Commission. As part of the Planning and Zoning Commission Public Hearing, Staff has received one comment through the online comment portal.

BOARD OR COMMISSION RECOMMENDATION: On December 10, 2024, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning.

SUPPORTING MATERIALS:

[12.10.2024 PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Citizen Comments](#)

[Comprehensive Plan Maps](#)

[Town Center District](#)

[Placetype Definitions](#)

[Fiscal Analysis Model](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-D](#)

[Presentation](#)

[Applicant Presentation](#)