



## PLANNING

**To:** Mayor and Town Council

**From:** David Soto, Planning Manager

**Through:** Harlan Jefferson, Town Manager  
Hulon T. Webb, Jr., Interim Executive Director of Development and Infrastructure Services

**Re:** Town Council Meeting – July 26, 2022

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**Agenda Item:**

Conduct a public hearing and consider and act upon a request to rezone 42.3± acres from Planned Development-38 (PD-38) to Planned Development-Mixed Use, located on the north side of 380, west of Lakewood Drive, in order to allow for a mixed-use development, including multifamily, hotel, office, retail and related uses. (Z22-0004)

**Description of Agenda Item:**

The zoning and land use of the surrounding properties are as follows:

|                         | <b>Zoning</b>                         | <b>Current Land Use</b> | <b>Future Land Use Plan</b>                      |
|-------------------------|---------------------------------------|-------------------------|--|
| <b>Subject Property</b> | Planned Development-38-Retail         | Undeveloped             | U.S. 380 District                                |
| <b>North</b>            | Planned Development-111-Single Family | Undeveloped             | U.S. 380 District and Medium Density Residential |
| <b>East</b>             | Planned Development-111-Mixed Use     | Undeveloped             | U.S. 380 District                                |
| <b>South</b>            | City of McKinney                      | City of McKinney        | City of McKinney                                 |
| <b>West</b>             | PD 38-Retail                          | Undeveloped             | U.S. 380 District                                |

**Requested Zoning** - The purpose of this request is to rezone 42 acres of PD 38 to create a planned mixed-use development which will include commercial, retail, professional and medical office uses on Lots 1, 2 and 3 and multi-family residential on Lots 4 and 5x.

Of the total 42.3± acres, the applicant plans to build a 4-story, 16,250 sq ft hotel, 61,674 sq ft of retail, and 70,135 sq ft of office. The commercial uses will be approximately 23.51± acres. The applicant plans to build 297 units of multi-family on Lot 4 and 5X which will be approximately 18.18± acres. Of the 297 proposed multifamily units, 186 units (63 percent) will be one-bedroom and 111 units (37 percent) will be two-bedrooms.



### **P&Z Work Session**

The applicant presented the project during a work session with the P&Z Commission on January 18, 2022, where the Commission expressed concerns regarding the multi-family use.

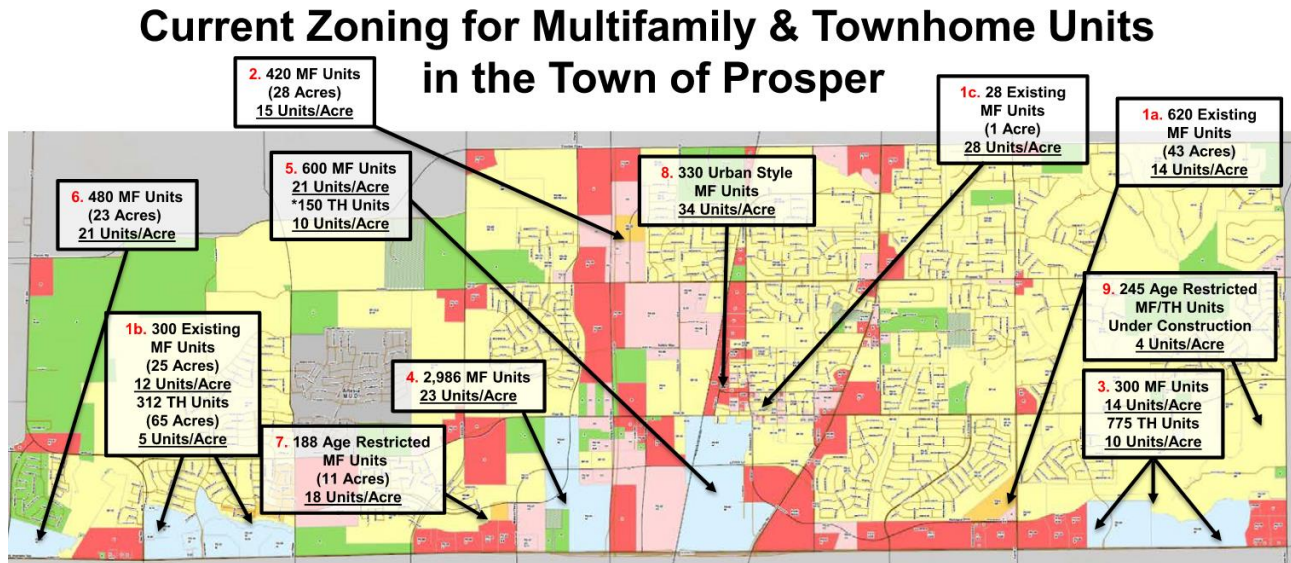
### **Technical Review of major standards.**

#### ***Multi-family Units***

The proposed maximum density, as described on Exhibit C, is greater than what the Zoning Ordinance permits in the multifamily zoning district. The Town's Zoning Ordinance permits up to 15 units per acre. The applicant has requested a 16.5 units per acre. Refer to comparison table below at the end of this section.

## Town-wide Multi-family Units

In addition, there are currently 6,497 multifamily units entitled through zoning approvals in the Town (please see map below). With this request 297 units will be added. Please see map of entitled units below.



## Parking

The parking requirement for multifamily units is two parking spaces for every one- and two-bedroom units. The applicant has proposed 1.65 parking spaces per one-bedroom units and 2 parking spaces per two-bedroom units. Refer to comparison table below at the end of this section.

## Multifamily Design and Development Standards

In light of the proposed density increase and the parking decrease, staff advised the applicant to follow the design and development standards for building materials. However, the proposed design of the building is not consistent with the Town's design and development standards. The project does not meet the 100 percent masonry requirement. The applicant has proposed the overall percentage to include 50 minimum masonry. The applicant has agreed to enter a development agreement regarding the building materials.



Building Type A - Elevation A



## Comparison Table regarding Major development standards.

Below is a comparison table outlining the proposed development standards that deviate from the minimum standard per the zoning ordinance.

|   | <b>Zoning Ordinance</b>                                | <b>PD request</b>  |
|---|--|--|
| <b>Density</b>  | 15 units per acre                                      | 16.5 units per acre  |
| <b>Number of units allowed</b>  | 272 units  | 299 units (297 units proposed on Exhibit D)  |
| <b>Parking requirements</b>   | 2 parking spaces bedrooms per 1 bedroom and 2 bedrooms | 1.65 parking spaces per one-bedroom units and 2 parking spaces per two-bedroom units |
| <b>Number of parking spaces required for 186 (1 bedrooms) and 111 (2 bedrooms).</b> | 544 parking spaces required                            | 529 parking spaces required  |
| <b>Masonry requirements</b>   | 100 % masonry  | 50% minimum masonry  |

Future Land Use Plan – The Future Land Use Plan recommends Highway 380 District. In addition, the 2012 Comprehensive Plan anticipated the Town at that time to approximately have 6,248 high density residential units at ultimate capacity.

### Highway 380 District

Much like the Dallas North Tollway district, the Highway 380 district will contain a variety of different uses. The major contrast between Highway 380 and other districts will be the inclusion of a big box development and commercial service uses. Types of appropriate commercial include hotels, banks, vehicle refilling stations with a convenience store, home service centers with outside storage, garden center with outside storage and other similar uses which serve the community but are not necessarily desired on Preston Road or within the Dallas North Tollway corridor. Residential land uses may be appropriate within certain areas, particularly away from major intersections where retail and commercial will be the highest and best land use. Residential land uses may include patio homes, snout houses, townhomes and brownstones. These residential areas may serve as a buffer between more intense activity along Highway 380 and low density residential areas to the north.



Conformance to Thoroughfare Plan – The property is bounded to the south by US 380 which is a Limited Access Roadway/Freeway with 330 feet of right-of-way (ROW). In addition, the future ROW that is shown for US 380 is not a true representation of what TXDOT is planning. TxDOT has shared their future ROW needs for this area with the Town, and subsequently, staff has shared with the applicant. The applicant is aware of TXDOT's recently modified US 380 plan which currently shows requiring 40 feet +/- additional ROW from what is shown on the applicant's conceptual plan. The applicant has also been informed that all applicable standards of the Planned Development Standards as well as the Town requirements will still be applicable.

**Parks Master Plan** – The Parks Master Plan does not identify a park on the subject property, at this time.

**Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. Staff has received one letter of support in response to this request.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Proposed Exhibits
3. Letter of Support

**Planning & Zoning Commission Recommendation:**

At their July 5, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 5-2.

**Town Staff Recommendation:**

For reasons stated above in the Technical Review Section of this staff report, staff does not recommend approval of the request to rezone Planned Development-38 (PD-38) to Planned Development-Mixed Use.

However, if Council chooses to recommend approval, it is recommended subject to the condition that the applicant to honor the current TxDOT's conceptual ROW plans and to reflect it on the next stage of development plans submitted to the Town which include Preliminary Site Plans, Site Plans and Plats.

**Proposed Motion:**

I move to approve/deny the request to request to rezone 42.3± acres from Planned Development-38 (PD-38) to Planned Development-Mixed Use, located on the north side of 380, west of Lakewood Drive, in order to allow for a mixed-use development, including multifamily, hotel, office, retail and related uses. (Z22-0004)