

PLANNING & ZONING COMMISSION MEETING OF 09.13.16 AGENDA ITEM #16-250Z

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “REC” – Regional Employment Center Overlay District to “SO” – Suburban Office District, Located Approximately 1,085 Feet East of Custer Road and on the South Side of Collin-McKinney Parkway

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 4, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: August 15, 2016 (Original Application)
August 29, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 9.87 acres of land from “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “SO” – Suburban Office District.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2003-05-050 (Commercial Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land

North	“PD” – Planned Development District Ordinance No. 2002-05-038 (Commercial and Residential Uses), “SUP” – Specific Use Permit Ordinance No. 2006-01-002 (Single Family Residential Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land and The Estates at Craig Ranch Subdivision
South	“PD” – Planned Development District Ordinance No. 2014-01-002 (Single Family Residential Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2001-02-017 (Commercial Uses), and “REC” – Regional Employment Center Overlay District	Undeveloped Land and Golf Course
West	“PD” – Planned Development District Ordinance No. 2014-08-057 (Office Uses) and “REC” – Regional Employment Center Overlay District	Southern Hills Office Park

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “PD” – Planned Development District, and “REC” – Regional Employment Center Overlay District to “SO” – Suburban Office District, generally for office uses. More specifically, the applicant is requesting that the property develop according to the rules and regulations of “SO” – Suburban Office District (Section 146-109) of the zoning ordinance.

The current zoning (“PD” – Planned Development District Ordinance No. 2003-05-050) on the subject property requires that the site develop under Retail Standards noted in “PD” – Planned Development District Ordinance No. 2001-02-017, which includes a special provision that requires all buildings to consist of a minimum of 2 stories and a maximum of 3 stories in height. The applicant has indicated to Staff that he intends to develop office uses on the subject property, however some buildings are proposed to be a single story in height. The applicant has proposed to rezone the subject property to “SO” – Suburban Office District to eliminate this provision and to develop the subject property according to the district regulations of the Suburban Office District.

The property located to the west is zoned for office uses, the property located south is zoned for single family residential uses, the property north is currently developed for single family residential uses and the undeveloped tract also located north of the subject property is zoned for commercial uses. Staffs’ professional opinion is that proposed rezoning request will remain compatible with future single family residential uses located south, and will create a consistent development pattern with the office uses developing

west of the subject property, and as such Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for Mixed Use. The FLUP modules diagram designates the subject property as Urban Mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of “Economic Development Vitality for a Sustainable and Affordable Community” through the stated objective of the Comprehensive Plan, a “balanced development pattern”. Another goal of the Comprehensive Plan is accomplished through “Land Use Compatibility and Mix” by creating a “land use patterns that address appropriate transition and mix of uses”.
- **Impact on Infrastructure:** The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.
- **Impact on Public Facilities/Services:** The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The property located west is zoned for office uses, the properties located south are zoned for single family residential uses and properties located north of the subject property are used for single family residential uses and the undeveloped tract is zoned for commercial uses. The proposed rezoning request will remain compatible with adjacent single family residential uses, and will complement similar office uses located west of the subject property.
- **Fiscal Analysis:** The attached fiscal analysis shows a negative cost benefit of \$223,159 using the full cost method.

The attached “Land Use and Tax Base Summary” shows that Module 13 is currently comprised of approximately 61% residential uses and 38.8% non-residential uses (including mixed-use, institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 13 are comprised of approximately 80.1% from residential uses and 19.9% from non-residential uses (including mixed-use and agricultural uses). Estimated tax revenues by type in Module 13 are comprised of approximately 86.9% ad valorem taxes and 13.1% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Land Use and Tax Base Summary
- Existing “PD” – Planned Development District Ordinance No. 2003-05-050
- Fiscal Analysis
- Proposed Zoning Exhibit
- PowerPoint Presentation