

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by DBA Architects, on Behalf of Ronald and Jared Cole, for Approval of a Request to Rezone Fewer than 2 Acres from “RS 84” – Single Family Residence District to “SO” - Suburban Office District, Generally to Modify the Development Standards, Located on the Southwest Corner of Hunt Street and Wilson Creek Boulevard

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 6, 2014 meeting.

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

APPLICATION SUBMITTAL DATE: March 10, 2014 (Original Application)
March 24, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 1.08 acres of land, located on the southwest corner of Hunt Street and Wilson Creek Boulevard from “RS 84” – Single Family Residence District to “SO” – Suburban Office District. The applicant has indicated that it is their intent to demolish the existing single family home and construct one-story garden office buildings on the subject property.

ZONING NOTIFICATION SIGNS: The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

SURROUNDING ZONING AND LAND USES:

Subject Property: “RS 84” – Single Family Residence District (Single Family Residential Uses)

North	“RS 84” – Single Family Residence District (Single Family Residential Uses)	First Christian Church of McKinney
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South	“C” – Planned Center District and “BN” – Neighborhood Business District (Commercial Uses)	Baker Distributing Company, Kwal Paint, and McKinney Spine and Wellness
East	“PD” – Planned Development District Ordinance No. 2007-06-061 (Commercial and Office Uses)	McKinney Dentist and Professional Resource Development
West	“RS 84” – Single Family Residence District (Single Family Residential Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “RS 84” – Single Family Residence District, generally for single family detached residential uses to “SO” – Suburban Office District, generally for low intensity office uses.

Currently, the Future Land Use Plan (FLUP) designates the property for low density residential uses; however, the properties to the north, south, and east have developed for non-residential uses. Additionally, the property to the west, designated for residential uses, remains undeveloped. Given these factors, Staff feels that the proposed rezoning request for office uses will be compatible with existing and future adjacent and surrounding uses, and as such, recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for Low Density Residential uses. The FLUP modules diagram designates the subject property as Town Center 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 “Land Use Compatibility and Mix” through “land use patterns that optimize and balance the tax base of the City”.
- **Impact on Infrastructure:** The proposed rezoning request may have an 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 properties located to the north, south and east to the subject property are developed for similar non-residential uses, and the property to the west is designated for residential uses, however remains undeveloped. Staff feels the proposed use would be compatible with the surrounding and adjacent properties.
- Fiscal Analysis: The attached fiscal analysis shows a positive cost benefit of \$2,605 using the full cost method.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of office land uses in the area.

CONFORMANCE TO THE MASTER PARK PLAN (MPP): The proposed rezoning request does not conflict with the Master Park Plan.

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed rezoning request does not conflict with the Master Thoroughfare Plan.

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
- Fiscal Analysis
- Proposed Zoning Exhibit
- PowerPoint Presentation