

PLANNING & ZONING COMMISSION MEETING OF 12-13-16 AGENDA ITEM #16-310Z

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RS 60” – Single Family Residence District to “C3” – Regional Commercial District, Located at 1605 South McDonald Street

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the January 3, 2017 meeting.

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

APPLICATION SUBMITTAL DATE: October 24, 2016 (Original Application)
November 14, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 0.83 acres of land from “RS-60” – Single Family Residence District to “C3” – Regional Commercial District, generally for commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“RS-60” – Single Family Residence District (Residential Uses)	Commercial
North	“BG” – General Business District (Commercial Uses) and “RS-60” – Single Family Residence District (Residential Uses)	A&D Buffalos Restaurant and Single Family Residence
South	“ML” – Light Manufacturing District (Industrial Uses)	Shell Fuel Station and City of McKinney water tower

East	“RS-60” – Single Family Residence District (Residential Uses)	Single Family Residence
West	“BG” – General Business District (Commercial Uses)	Racetrac Fuel Station

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “RS-60” – Single Family Residence District to “C3” – Regional Commercial District. The governing zoning primarily allows for residential uses in accordance with Section 146-73 (“RS-60” – Single Family Residence District) of the Zoning Ordinance, and as amended. The applicant has indicated their intent to develop the subject property for commercial uses.

Currently, the Future Land Use Plan (FLUP) designates the property for residential/low density uses. The properties located north of the subject property are currently being utilized for retail and single family residential uses, and the property located to the east is being utilized for single family residential uses. The properties located to the south and west are currently being utilized for retail uses. Given the existing zoning and uses on the properties to the north, south and west, it is Staff’s opinion that the rezoning request is compatible and will complement the existing and surrounding uses. 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 residential/low density 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” by creating a “mix of land uses that provides for various lifestyle choices”. Another goal of the Comprehensive Plan is accomplished through “Economic Development Vitality for a Sustainable and Affordable Community” by creating a “balanced development pattern”.
- **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 properties located adjacent to the subject property are zoned for similar commercial and residential uses. While the proposed rezoning request will alter the land use from what has been planned for the subject property, the proposed rezoning request should remain compatible with the adjacent properties.
- Fiscal Analysis: The fiscal analysis shows a positive cost benefit of \$20,768 using the full cost method.

The attached "Land Use and Tax Base Summary" shows that Module 55 is currently comprised of approximately 52% residential uses and 48% non-residential uses (including mixed-use, institutional and agricultural uses). The proposed rezoning request will impact the anticipated land uses in this module. Estimated tax revenues in Module 55 are comprised of approximately 44.9% from residential uses and 55.1% from non-residential uses (including mixed-use, institutional and agricultural uses). Estimated tax revenues by type in Module 55 are comprised of approximately 59.4% ad valorem taxes and 40.6% 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 one letter in opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Fiscal Analysis
- Land Use and Tax Base Summary
- Proposed Zoning Exhibit
- PowerPoint Presentation