

PLANNING & ZONING COMMISSION MEETING OF 04-12-16 AGENDA ITEM #16-073Z

**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 “AG” – Agricultural District and “PD” – Planned Development District to “GC” – Governmental Complex District, Located Approximately 3,160 Feet North of US Highway 380 (University Drive) and on the East Side of Lake Forest Drive

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 3, 2016 meeting.

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

**APPLICATION SUBMITTAL DATE:** March 14, 2016 (Original Application)  
March 28, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 2.99 acres of land from “AG” – Agricultural District and “PD” – Planned Development District to “GC” – Governmental Complex District for the purpose of City of McKinney Fire Station #9.

The applicant has submitted an associated site plan request (16-075SP) for City of McKinney Fire Station #9 which is also being considered at the Planning and Zoning Commission Meeting on April 12, 2016.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” – Agricultural District and “PD” – Planned Development District Ordinance No. 1478 (Agricultural and Single Family Residential Uses)	Undeveloped Land

North	“AG” – Agricultural District (Agricultural Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1478 (Single Family Residential Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1478 (Single Family Residential Uses)	Undeveloped Land
West	PD” – Planned Development District Ordinance No. 2003-06-060 (Single Family Residential Uses)	Summit View Lake Subdivision

**PROPOSED ZONING:** The applicant is requesting to rezone approximately 2.99 acres of land from “AG” – Agricultural District and “PD” – Planned Development District to “GC” – Governmental Complex District for the purpose of City of McKinney Fire Station #9.

The applicant has submitted the rezoning request to provide a unified zoning on the property with consistent development standards for the City of McKinney Fire Station #9. The subject property is currently split by two zoning districts (“AG” – Agricultural District and “PD” – Planned Development District), and the fire station would not be able to comply with the existing building regulations established within the governing zoning districts. The applicant is requesting to rezone to the Governmental Complex District because it is designed to provide standards that are more conducive for governmental facilities. As part of the rezoning, the applicant has submitted a Governmental Complex Plan to establish the building setbacks of the proposed Fire Station. The complex plan has satisfied the district regulations of the Governmental Complex District. It is Staffs’ professional opinion that the proposed rezoning request to “GC” – Governmental Complex District to allow for institutional uses will remain compatible with the future surrounding residential land uses as designated in the Future Land Use Map, 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 low density single family residential uses. The FLUP modules diagram designates the subject property as Suburban Mix within a less 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, retention and expansion of government centers. Another goal of the Comprehensive Plan is accomplished through “Land Use Compatibility and Mix” by creating a “land use patterns that complement one another”.

- 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 West, East, and South of the subject property are zoned for single family residential uses, while the property located North is zoned for agricultural uses. The surrounding properties are currently undeveloped, however it is Staffs’ professional opinion that the proposed rezoning request will remain compatible with the future surrounding residential land uses.
- Fiscal Analysis: Staff did not perform a fiscal analysis for this case because the rezoning request is to allow for a public facility on City owned property that will not generate tax revenues for the City.

The attached “Land Use and Tax Base Summary” shows that Module 52 is currently comprised of approximately 11.7% residential uses and 88% non-residential uses (including agricultural uses and properties in the extraterritorial jurisdiction). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 52 are comprised of approximately 91.8% from residential uses and 8.1% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 52 are comprised of approximately 95.7% ad valorem taxes and 4.3% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of institutional 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. 1478
- Proposed Zoning Exhibit
- Proposed Complex Plan
- PowerPoint Presentation