

PLANNING & ZONING COMMISSION MEETING OF 08-11-15 AGENDA ITEM #15-186Z

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, 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 to “SO” – Suburban Office District, Located on the Northwest Corner of Synergy Drive and Lakota Trail

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 1, 2015 meeting.

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

APPLICATION SUBMITTAL DATE: July 13, 2015 (Original Application)
July 24, 2015 (Revised Submittal)
July 29, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 1.75 acres of land from “PD” - Planned Development District generally allowing retail uses (with limited office use) to “SO” – Suburban Office District, generally to allow for a professional office building (KSA McKinney Office). The applicant has submitted an associated site plan (15-179SP) currently under review by Staff for a professional office building for the KSA McKinney office location.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” - Planned Development District Ordinance No. 2003-02-015 (Retail Uses) and “REC” – Regional Employment Overlay District	Undeveloped Land

North	“PD” - Planned Development District Ordinance No. 2003-02-015 (Retail Uses) and “REC” – Regional Employment Overlay District	Custer Crossing Retail Center
South	“PD” - Planned Development District Ordinance No. 2003-02-015 (Retail Uses) and “REC” – Regional Employment Overlay District	Custer Crossing Office Park
East	“SO” – Suburban Office District (Office Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
West	“PD” - Planned Development District Ordinance No. 2003-02-015 (Retail Uses) and “REC” – Regional Employment Overlay District	Texas Pediatric Dentistry

PROPOSED ZONING: The applicant is requesting to rezone the subject property, currently zoned “PD” – Planned Development District generally for retail uses (allowing less than 50% of a site to be developed for office uses) to “SO” – Suburban Office District generally to allow for a professional office building to be constructed on the property.

Currently, the Future Land Use Plan (FLUP) designates the property for commercial uses. The property to the north of the subject property is currently being utilized for commercial uses, the properties to the west and east are being utilized for medical office uses and the properties to the south are being used for professional office uses. The subject property is located away from Stonebridge Drive and Custer Road, behind the existing retail uses, which is typically more conducive to office use as retail uses need sufficient visibility. 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 commercial uses. The FLUP modules diagram designates the subject property as suburban 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 “Land Use Compatibility and Mix” by creating a “land use patterns that complement one another” and “land use patterns that optimize and balance the tax base of the city.”

- 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 north, west, and south are zoned for retail uses that allow for office uses, and the property located east was recently rezoned to Suburban Office to allow for medical office uses (15-112Z). Staff feels that the proposed “SO” – Suburban Office District will remain compatible with the existing land uses.
- Fiscal Analysis: The attached fiscal analysis shows a negative cost benefit of \$39,567 using the full cost method.

The attached “Land Use and Tax Base Summary” shows that Module 42 is currently comprised of approximately 64.2% residential uses and 35.6% non-residential uses (including 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 42 are comprised of approximately 86.6% from residential uses and 13.4% from non-residential uses (including institutional uses). Estimated tax revenues by type in Module 42 are comprised of approximately 93.7% ad valorem taxes and 6.3% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of office 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
- Fiscal Analysis
- Land Use and Tax Base Summary
- Existing “PD” – Planned Development District Ordinance No. 2003-02-015
- Proposed Zoning Exhibit
- PowerPoint Presentation