

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “C” – Planned Center District, “PD” – Planned Development District, “AG” – Agricultural District, and “CC” – Corridor Commercial Overlay District to “GC” – Governmental Complex District and “CC” – Corridor Commercial Overlay District, Located on the Southeast corner of Hardin Boulevard and McKinney Ranch Parkway

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 15, 2016 meeting.

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

APPLICATION SUBMITTAL DATE: January 25, 2016 (Original Application)
February 5, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 64.39 acres of land from “C” – Planned Center District, “PD” – Planned Development District, “AG” – Agricultural District, and “CC” – Corridor Commercial Overlay District to “GC” – Governmental Complex District and “CC” – Corridor Commercial Overlay District, generally for School District uses. Additionally, the applicant will need to provide an overall government complex plan prior to the site plan submittal.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“C” – Planned Center District, “PD” – Planned Development District Ordinance No. 1578, “PD” – Planned Development District Ordinance No. 1559, “AG” – Agricultural District, and “CC” - Corridor Commercial Overlay District (Commercial, Industrial and Agricultural Uses)	Undeveloped Land
North	“C” – Planned Center District (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1578, “PD” – Planned Development District Ordinance No. 1559, “AG” – Agricultural District, and “CC” Corridor Commercial Overlay District (Industrial and Agricultural Uses)	Undeveloped Land
East	“C” – Planned Center District, “PD” – Planned Development District Ordinance No. 2009-08-059 and “REC” – Regional Employment Center Overlay District, and “CC” – Corridor Commercial Overlay District (Commercial and Utility Uses)	Oncor Electric and Undeveloped Land
West	“C” – Planned Center District and “PD” – Planned Development District Ordinance No. 1578 (Commercial and Industrial Uses),	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone approximately 64.39 acres to “GC” – Governmental Complex District for institutional uses.

While the subject property is currently zoned for commercial, industrial, and agricultural uses, the school district currently owns the subject property and Staff feels that changing the zoning for institutional uses will be compatible with the future residential land uses shown in the Future Land Use Plan and create an environment for high-quality school district facilities. 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 commercial and low density residential uses.

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 “Land Use Compatibility and Mix” through the stated objective of the Comprehensive Plan, a “land use patterns that complement one another”.

Staff would like to note that while this request is not in conformance with the Future Land Use Plan (FLUP), Staff feels that the governmental complex district will be compatible with the surrounding land uses and will give the school district the ability to provide standards to help create a high quality environment for school facilities.

- Impact on Infrastructure: The proposed zoning request may have an impact on the existing and planned water, sewer and thoroughfare plans in the area since the land use would change from commercial, industrial, and agricultural uses to institutional uses. Staff is unable at this point in time to determine the exact difference in the impact on infrastructure as the wide range of non-residential uses currently allowed could impact the infrastructure more or less than the impact of the proposed development.
- Impact on Public Facilities/Services: The proposed zoning request may have an impact on public facilities and service, such as schools, fire and police, libraries, parks and sanitation services, as the land use will change from commercial, industrial, and agricultural to institutional uses requiring additional public services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for commercial, industrial, and agricultural uses. Staff feels the proposed rezoning request will remain compatible with the surrounding and adjacent properties.
- Fiscal Analysis: Staff did not perform a fiscal analysis because while the governing zoning district will change, the end user of a school district will not change and school districts and school facilities do not generate tax revenues for the city.

The attached “Land Use and Tax Base Summary” shows that Module 13 is currently comprised of approximately 61% residential uses and 39% non-residential uses (including mixed-use, institutional and agricultural uses). The proposed rezoning request should not have an impact on the anticipated land uses in this module by increasing the institutional component. 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 governmental and school district land uses in the area.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received 6 letters and one phone call of support and 4 letters and one phone call in opposition to this request.

ATTACHMENTS:

- PZ Minutes 2.23.16
- Location Map and Aerial Exhibit
- Letter of Intent
- Letters of Support
- Letters of Opposition
- Comprehensive Plan Maps
- Fiscal Analysis
- Land Use and Tax Base Summary
- Existing "PD" – Planned Development District Ordinance No. 1559
- Existing "PD" – Planned Development District Ordinance No. 1578
- Proposed Zoning Exhibit
- PowerPoint Presentation