

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of DT McKinney, L.P., for Approval of a Request to Rezone Approximately 2.56 Acres from “PD” – Planned Development District to “PD” – Planned Development District, to Allow for a Veterinarian Clinic with No Outside Runs, Located on the Southeast Corner of Ridge Road and Virginia Parkway.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 15, 2012 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. Use and development of the subject property (a portion of Stonebridge Parcel No. 139) shall conform to the “O-1” – Office District regulations of “PD” – Planned Development District Ordinance No. 97-06-36, except as follows:
 - a. A veterinarian clinic with no outside animal runs shall be an allowed use.

APPLICATION SUBMITTAL DATE: March 26, 2012 (Original Application)
April 9, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.56 acres of land, located on the southeast corner of Ridge Road and Virginia Parkway from “PD” – Planned Development District to “PD” – Planned Development District, to allow for a veterinarian clinic with no outside runs.

PLATTING STATUS: The subject property is currently platted as Lots 2RA and Lot 4, Block A of the Virginia Ridge Professional Park Addition.

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: “PD” – Planned Development District Ordinance No. 97-06-36 (“O-1” – office uses)

North	“PD” – Planned Development District Ordinance No. 1621, and as amended (“SF-1” – residential uses)	Stonebridge Estates
South	“PD” – Planned Development District Ordinance No. 1621, and as amended (“MS” – middle school uses)	M.I.S.D. Ruth Dowell Middle School
	“PD” – Planned Development District Ordinance No. 97-06-36 (“O-1” – office uses)	Multiple office uses
East	“PD” – Planned Development District Ordinance No. 97-06-36 (“O-1” – office uses)	Multiple office uses
West	“PD” – Planned Development District Ordinance No. 1621, and as amended (“O-1” – office uses)	Multiple office uses
	“PD” – Planned Development District Ordinance No. 97-06-36 (“O-1” – office uses)	Multiple office uses

PROPOSED ZONING: The applicant is requesting to rezone approximately 2.56 acres of land, located on the southeast corner of Ridge Road and Virginia Parkway from “PD” – Planned Development District to “PD” – Planned Development District, to allow for a veterinarian clinic with no outside runs.

This proposed rezoning request is very similar to rezoning request #11-039Z, which the City Council approved on May 3, 2011. In that case, a piece of property located generally on the southwest corner of Ridge Road and Eldorado Parkway had office zoning in place and requested approval of a request to allow a vet clinic with no outside runs. The Zoning Ordinance at that time, and currently, designates vet clinics as a retail use and does not allow vet clinics in office zoning districts. When the City Council approved this previous request, they instructed City Staff to modify the Zoning Ordinance’s Schedule of Uses to allow veterinarian clinics with no outside runs to be allowed in office zoning districts. Staff is currently working through the adoption of the requested amendments and should have them ready for final consideration and adoption by the Planning and Zoning Commission and City Council in the 4th quarter of 2012.

That being said, the applicant has indicated that a request has been made to occupy a portion of an existing shell office building on the subject property for the purposes of

operating a veterinarian clinic with no outside runs. Given the pending changes to the Zoning Ordinance that will allow vet clinics with no outside runs in office districts, Staff has no objections to the applicant's request to allow a vet clinic on the subject property and recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for office 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" through the stated objective of the Comprehensive Plan, a "consider real estate market forces."
- **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 as the base zoning district is not being modified. The Future Land Use Plan (FLUP) designates the subject property generally for office uses within a significantly developed 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 as the base zoning district is not being modified. Similar to infrastructure, public facilities and services are all planned for based on the anticipated land uses shown on the Future Land Use Plan.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The properties located adjacent to the subject property are zoned for similar office uses. The addition of a vet clinic with no outside runs to an existing building on the subject property should not be incompatible with the adjacent existing and potential uses.
- **Fiscal Analysis:** Staff did not perform a fiscal analysis for this case because the rezoning request does not modify the base zoning district on the subject property.
- **Concentration of a Use:** The proposed rezoning request should not result in an over concentration of 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
- PowerPoint Presentation