

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of CLF Group I, for Approval of a Request to Rezone Approximately 23.00 Acres from "AG" – Agricultural District to "BG" – General Business District, Located on the Southeast Corner of Ridge Road and U.S. Highway 380 (University Drive).

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the July 19, 2011 meeting.

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

1. The subject property develop in accordance with Section 146-83 "BG" – General Business District of the Zoning Ordinance.

APPLICATION SUBMITTAL DATE: May 16, 2011 (Original Application)
May 31, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 23.00 acres of land, located on the southeast corner of Ridge Road and U.S. Highway 380 from "AG" – Agricultural District to "BG" – General Business District. The applicant has not indicated any proposed uses or development plans for the subject property.

PLATTING STATUS: The subject property is currently unplatted. A record plat, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

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: "AG" – Agricultural District

North	"PD" - Planned Development District Ordinance No. 2004-06-068 (multi family residential and retail uses)	Undeveloped Land
South	"AG" – Agricultural District	Undeveloped land
East	"AG" – Agricultural District	Undeveloped Land
West	"C" – Planned Center District and "O" – Office District	McClure Elementary School and Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "AG" – Agricultural District to "BG" – General Business District. 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 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 is being considered within a significantly development 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 rezoning request 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, a "Balanced Development Pattern."
- **Impact on Infrastructure:** The Future Land Use Plan designates the subject property for commercial uses. The water master plan, sewer master plan, and thoroughfare plan are all based on the anticipated land uses shown on the Future Land Use Plan. The proposed rezoning request will result in an increased demand on infrastructure in the immediate area; however, the request is in keeping with the Future Land Use Plan and should have a minimal impact on the overall existing and planned infrastructure network.
- **Impact on Public Facilities/Services:** Similar to infrastructure, the public facilities/services are all planned for based on the anticipated land uses as shown on the Future Land Use Plan. The Future Land Use Plan designates the subject property for commercial uses. The proposed rezoning request should have a minimal impact on public facilities and 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 mostly undeveloped. The property to the north (across U.S. Highway 380) is zoned for multi family residential and retail uses. The properties to the east and south are currently zoned for agricultural uses and are generally designated for high density residential and floodplain uses on the Future Land Use Plan. The property to the west is zoned “C” – Planned Center and contains an elementary school on a portion of the tract.

Staff feels the adjacent tracts currently zoned for agricultural uses will be rezoned in the future as McKinney continues to grow. The Comprehensive Plan has designated these tracts to also develop within the suburban mix module, thus allowing for a range of uses that would remain compatible with the subject property. Therefore, Staff feels that the proposed rezoning request is compatible with both the existing and potential adjacent land uses

- Fiscal Analysis: The attached fiscal analysis shows a positive net cost benefit using the expansion method of \$527,983. The expansion method of calculating public service cost is used for project specific cost of service. This method is used to determine the cost to provide city services to a specific development project. It takes into account only those costs directly attributable to that project and, therefore, is a good measure of the impact of a single zoning decision.

The full cost method also shows a positive net cost benefit of \$488,058. The full cost method of calculating public service cost is useful for citywide modeling and forecasting. This method takes the entire city budget into account, including those costs that cannot be attributed to any one project such as administrative costs and debt service on municipal bonds. Because the full cost method takes into account all costs, it is useful in tracking the city budget to determine if the citywide tax revenue is sufficient to pay for the operating costs to the city

- Concentration of a Use: The proposed rezoning request should not result in an over-concentration of commercial uses in the area. With exception to McClure Elementary, the surrounding properties are generally undeveloped.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

ATTACHMENTS:

- Maps
- Letter of Intent
- Fiscal Impact Analysis
- Proposed Zoning Exhibit
- PowerPoint Presentation