

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval to Rezone Less than 1 Acre from “BN” – Neighborhood Business District to “C1” – Neighborhood Commercial District, Located on the Northwest Corner of Louisiana Street and Graves Street

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 21, 2014 meeting.

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

APPLICATION SUBMITTAL DATE: August 25, 2014 (Original Application)
September 8, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 0.96 acres of land, located on the northwest corner of Louisiana Street and Graves Street, from “BN” – Neighborhood Business District to “C1” – Neighborhood Commercial District. The applicant has indicated that it is their intent to locate a veterinarian clinic (with no outside runs) in the existing building on the subject property.

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: “BN” – Neighborhood Business District (Commercial Uses)

North	“BN” – Neighborhood Business District (Commercial Uses)	One Stop Food Store and Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2000-08-058 (Single	First Baptist Church of McKinney

Family Residential Uses)

East	“PD” – Planned Development District Ordinance No. 2004-06-064 (Office Uses)	Scott Campbell Law Offices
West	“BN” – Neighborhood Business District (Commercial Uses)	First Baptist Church Parking Lot

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “BN” – Neighborhood Business District to “C1” – Neighborhood Commercial District. The applicant has indicated that requested zoning change will allow for a veterinarian clinic with no outside runs to be located on the property. Staff feels that the requested “C1” – Neighborhood Commercial District designation meets the locational criteria of the district and remains compatible with the surrounding uses. 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 uses. The FLUP modules diagram designates the subject property as Town Center 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 “a mix of land uses that provides for various lifestyle choices”.
- **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 subject property should remain compatible with the surrounding properties as the proposed rezoning request maintains neighborhood commercial uses on the subject property.
- **Fiscal Analysis:** Staff did not perform a fiscal analysis for this case because the rezoning request maintains neighborhood commercial uses on the subject property.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land 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
- Comprehensive Plan Maps
- Proposed Zoning Exhibit – Boundary
- PowerPoint Presentation