

PLANNING & ZONING COMMISSION MEETING OF 06-23-15 AGENDA ITEM #15-135Z

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, 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 “AG” – Agricultural District to “C2” – Local Commercial District, Located on the Southeast Corner of Future Collin McKinney Parkway and Stacy Road

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the July 21, 2015 meeting.

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

APPLICATION SUBMITTAL DATE: May 11, 2015 (Original Application)
June 2, 2015 (Revised Submittal)
June 5, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.70 acres of land, located on the southeast corner of Stacy Road and future Collin McKinney Parkway, from “AG” – Agricultural District to “C2” – Local Commercial District.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” – Agricultural District (Agricultural Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2013-03-028 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land

South	“PD” – Planned Development District Ordinance No. 1726 and “CC” – Commercial Corridor Overlay District (Industrial Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2015-05-042, “REC” – Regional Employment Center Overlay District, and “CC” – Commercial Corridor Overlay District (Single Family Residential Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2002-03-019 and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for commercial uses. Currently, the property is zoned for agricultural uses. The proposed rezoning request is in conformance with the Comprehensive Plan’s Future Land Use Plan for commercial use, and Staff feels that the proposed rezoning request for commercial uses will be compatible with the existing and future adjacent and surrounding uses (residential uses to the east, and commercial uses to the north and south). 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 Tollway Commercial 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 “Economic Development Vitality for a Sustainable and Affordable Community” through the stated objective of the Comprehensive Plan, a “balanced development pattern”. Another goal of the Comprehensive Plan is accomplished through “Land Use Compatibility and Mix” by creating 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 properties located adjacent to the subject property are zoned for commercial and residential uses. The proposed rezoning request should remain compatible with existing and potential adjacent land uses, as the proposal is in conformance with the FLUP.
- Fiscal Analysis: The attached fiscal analysis shows a positive cost benefit of \$59,984 using the full cost method.

The attached “Land Use and Tax Base Summary” shows that Module 12 is currently comprised of approximately 10.6% residential uses and 89.3% 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. Estimated tax revenues in Module 12 are comprised of approximately 16.6% from residential uses and 83.4% from non-residential uses (including mixed-use, institutional and agricultural uses). Estimated tax revenues by type in Module 12 are comprised of approximately 52.5% ad valorem taxes and 47.5% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial 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
- Proposed Zoning Exhibit – Boundary Map
- Proposed Zoning Exhibit – Metes & Bounds
- PowerPoint Presentation