

Existing Zoning in the Collin McKinney Commercial District and the SH 121 Corridor

February 5, 2019 City Council Work Session

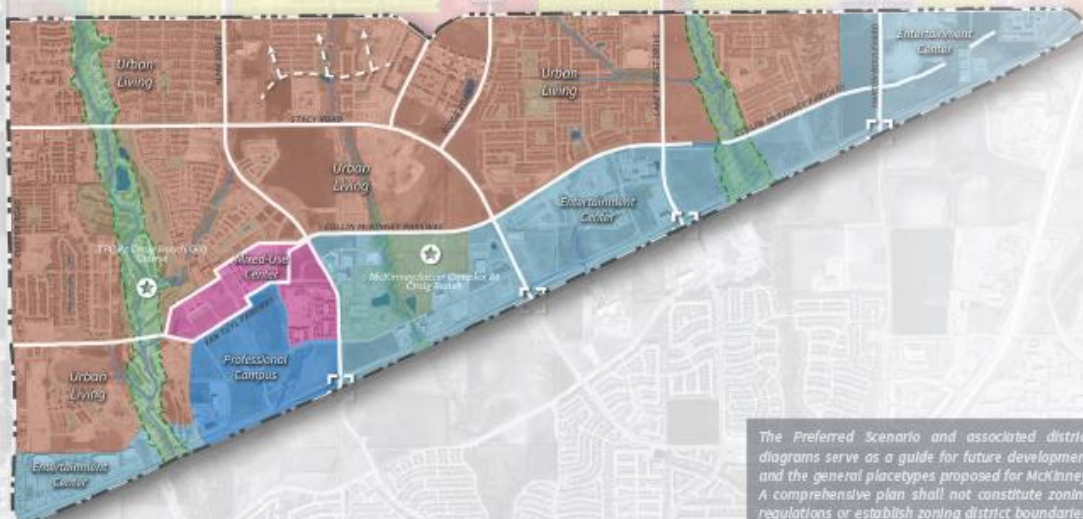
ONE McKINNEY 2040 comprehensive plan



ONE McKinney 2040 Comprehensive Plan adopted on October 2, 2018

LAND USE DIAGRAM

PLACETYPES



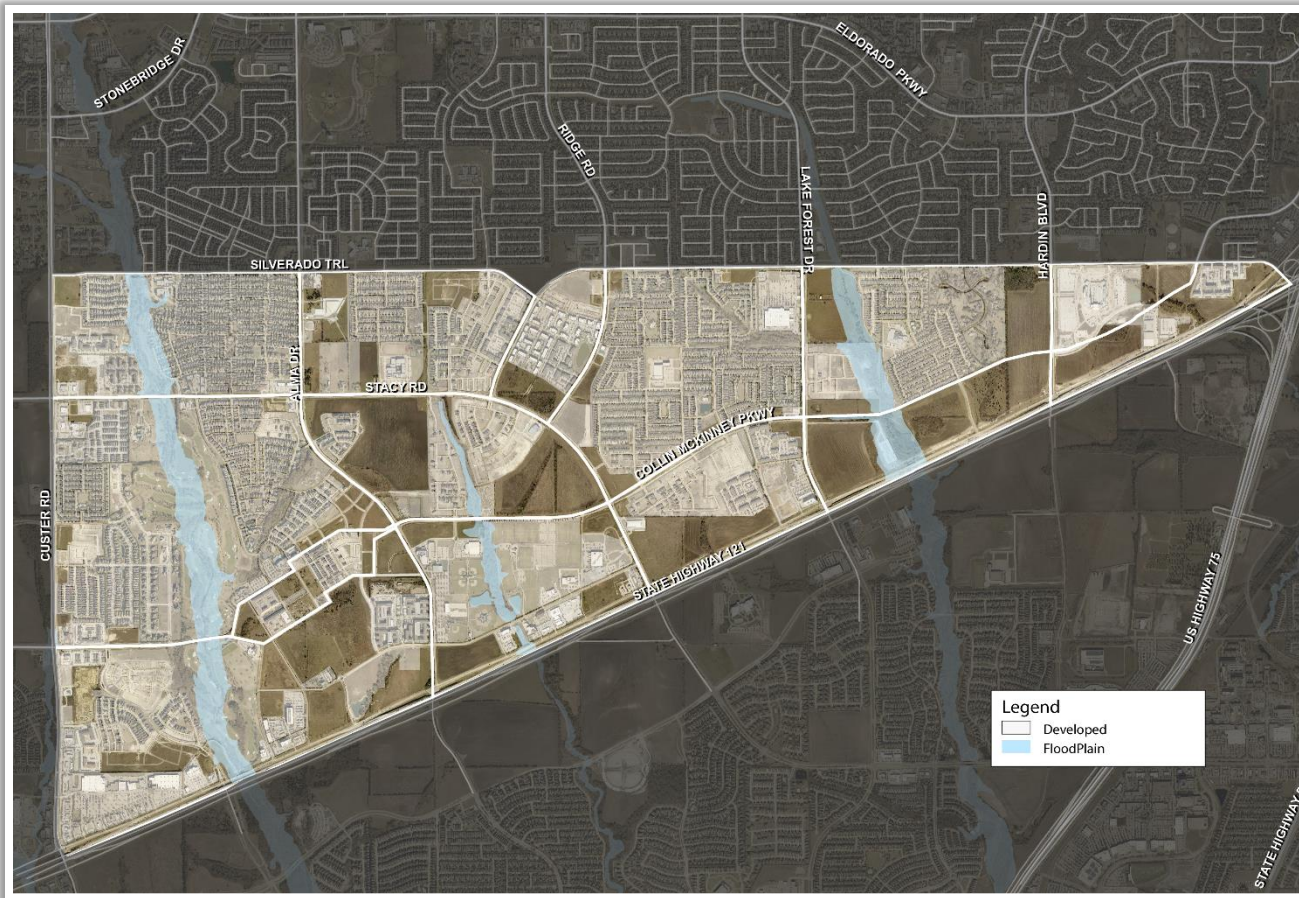
The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Collin McKinney Commercial District

District Intent:

to provide a highly desirable location for major corporations, regional retail centers and other businesses that prefer a location along a major regional highway and to offer McKinney residents substantial job opportunities and many choices for shopping, dining and entertainment.

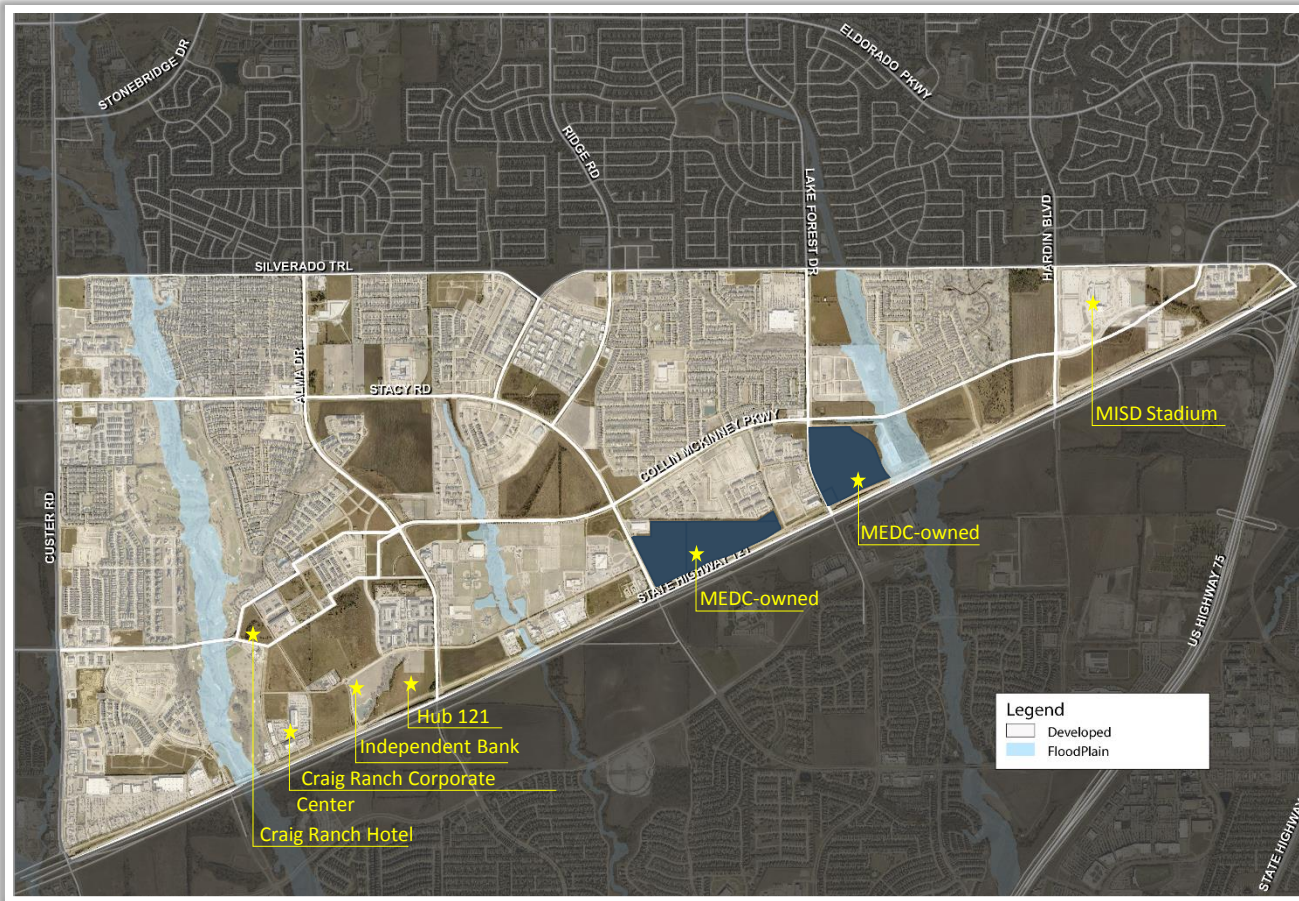
Collin McKinney Commercial District: Developed v. Undeveloped Properties



	Area*	%
Developed	2,331	71%
Undeveloped	969	29%
Total	3,300	100%

*in acres (minus roadways)

Collin McKinney Commercial District: Developed v. Undeveloped Properties

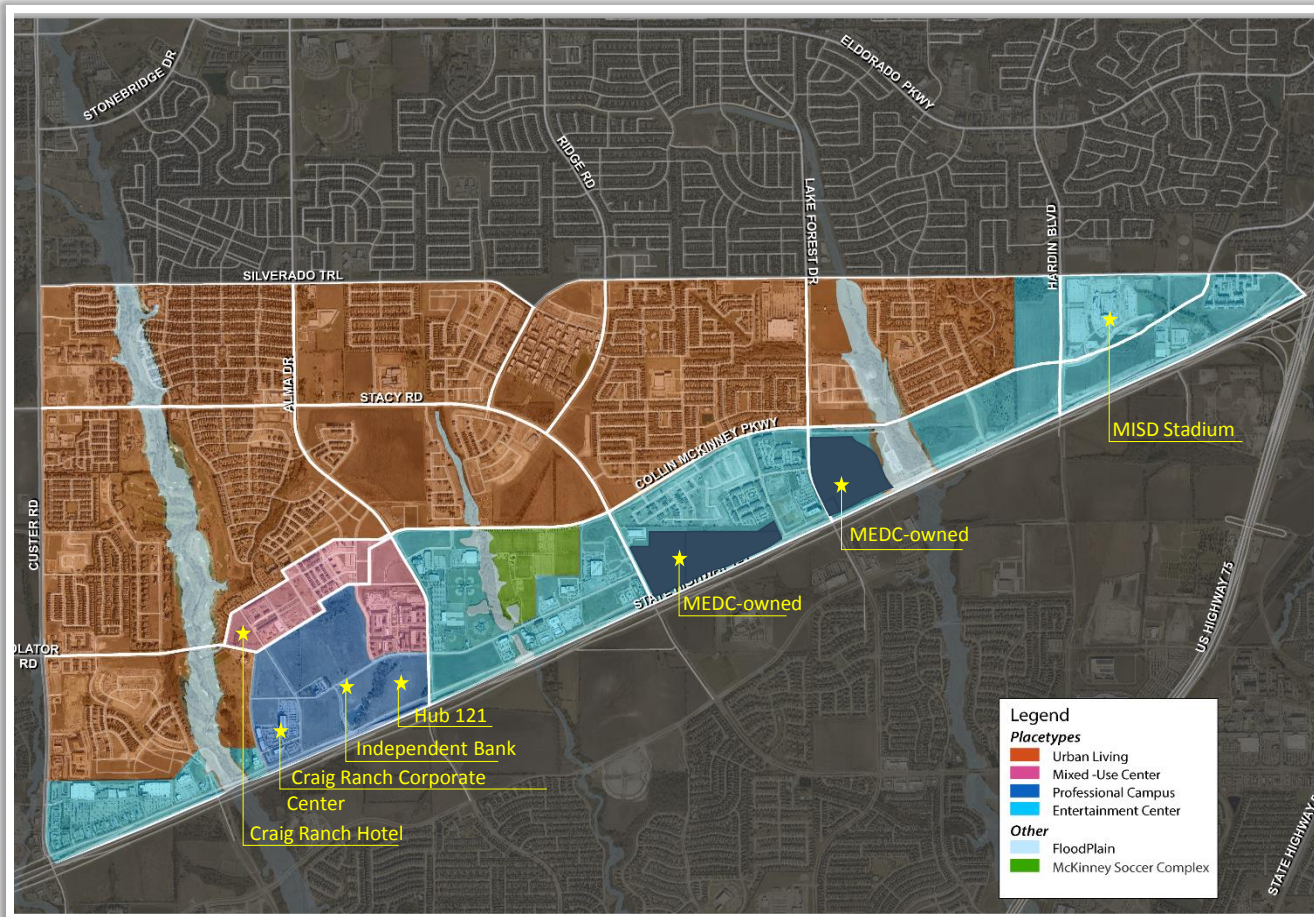
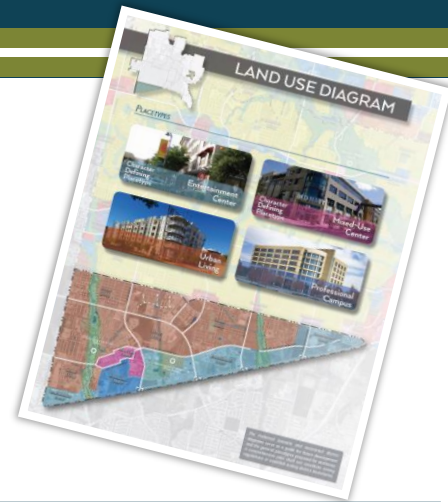


	Area*	%
Developed	2,331	71%
Undeveloped	969	29%
Total	3,300	100%

*in acres (minus roadways)

**MEDC-owned:
105 Acres**

Collin McKinney Commercial District: ONE McKinney 2040 Placetypes

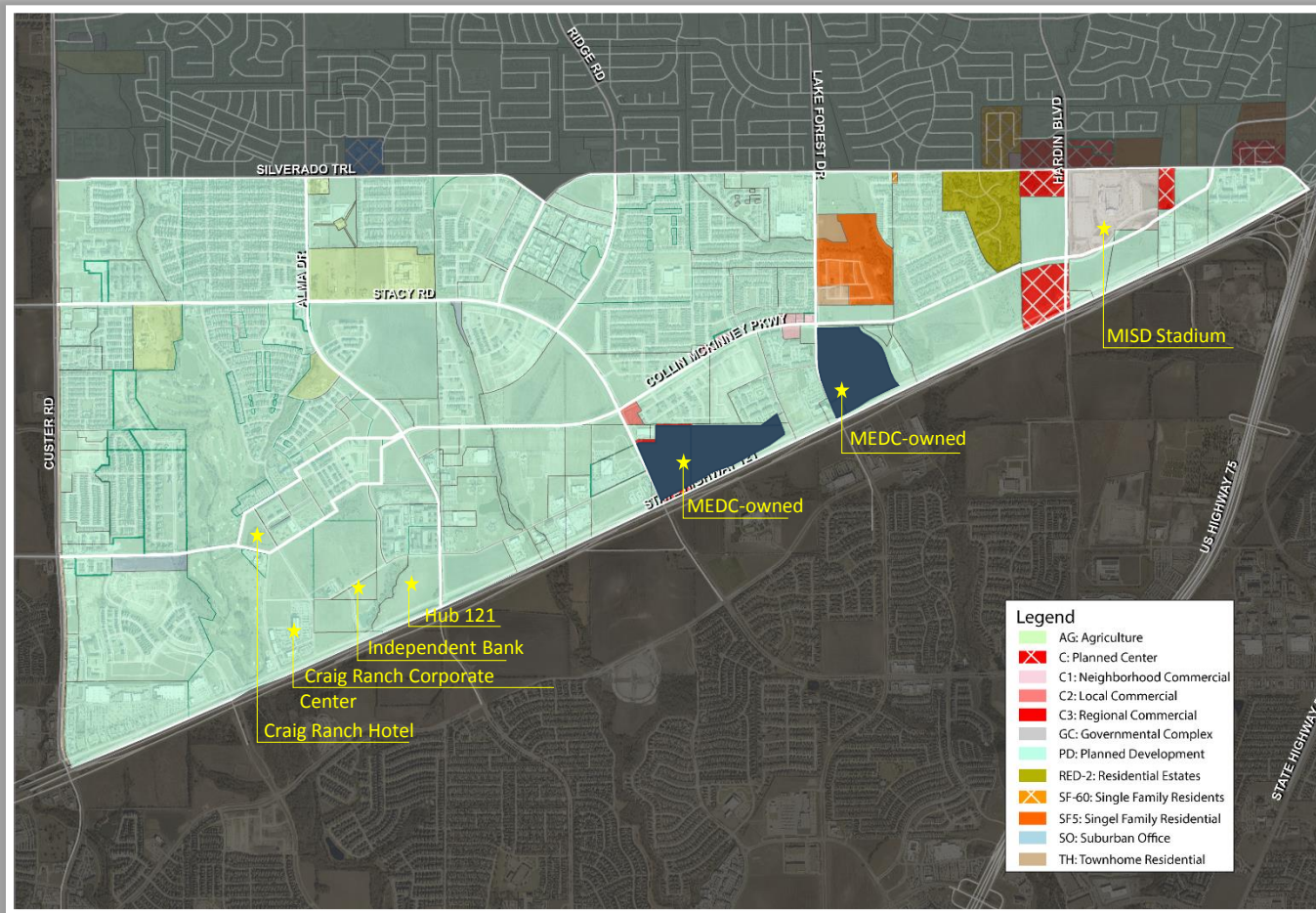


	Area*	%
Urban Living	1,984	66%
Entertainment Center	806	26%
Professional Campus	116	4%
Mixed Use	114	4%
Total	3,070	100%

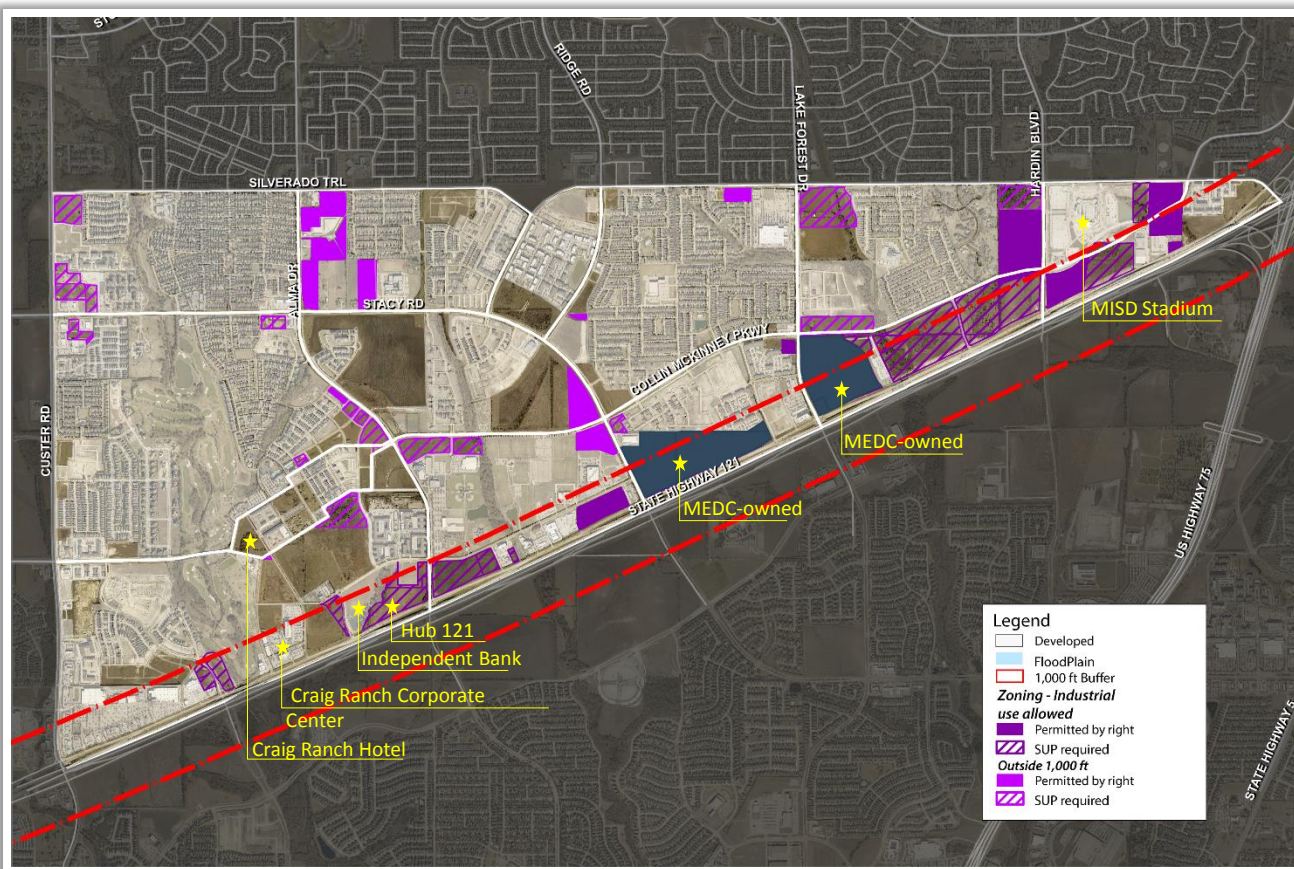
*in acres (minus ROW & floodplain)

Collin McKinney Commercial District:

Existing Zoning and the ONE McKinney 2040 Vision



Collin McKinney Commercial District: Existing Zoning – Industrial Allowances



Overall

	Area*	%
By Right	189	20%
By SUP	320	34%

Within 1,000' of SH 121

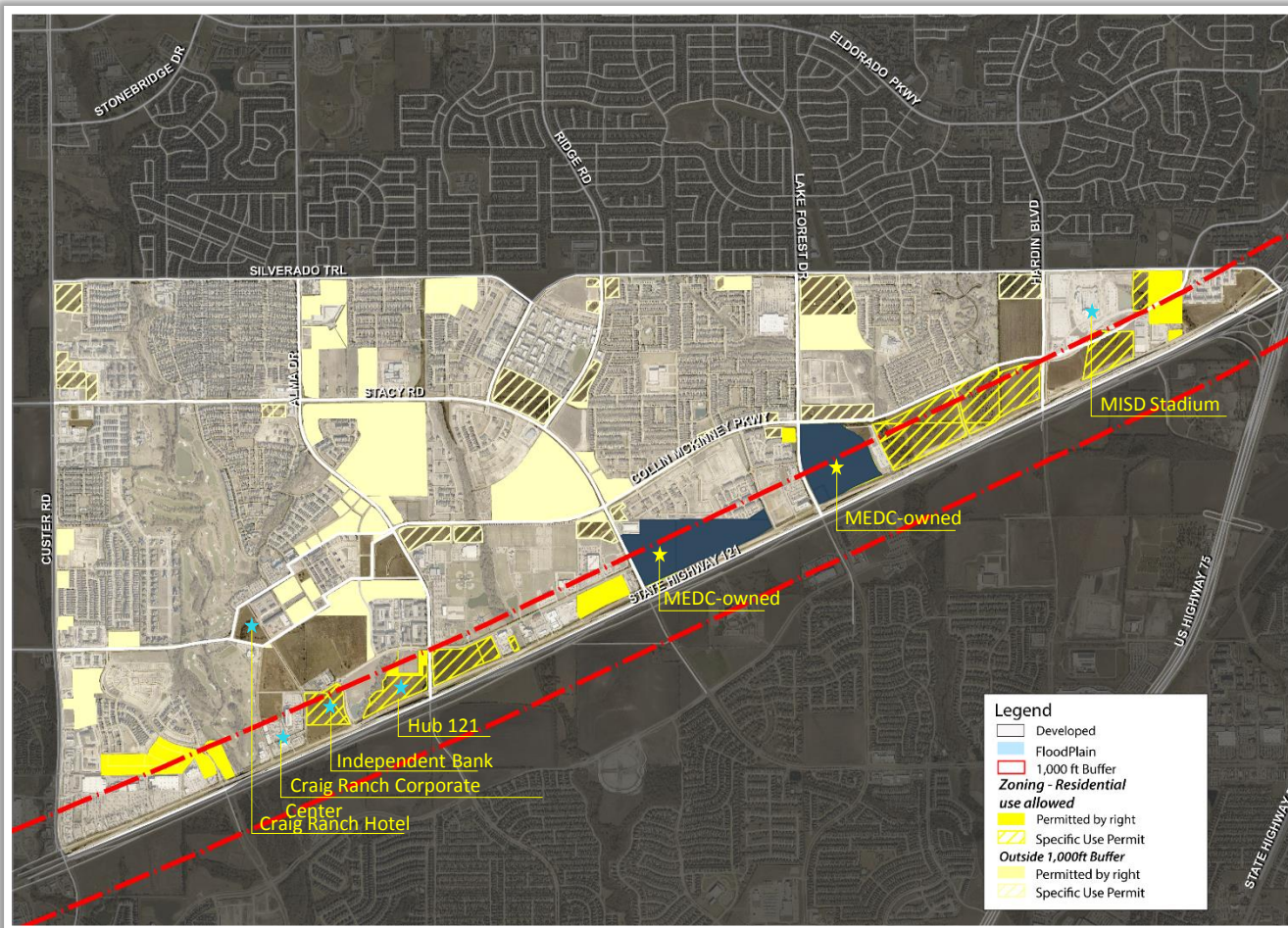
	Area*	%
By Right	96	10%
By SUP	211	22%

 **Allows some industrial use by RIGHT**

 **Allows some industrial use by SUP**

*in acres (minus roadways and floodplain)

Collin McKinney Commercial District: Existing Zoning – Residential Allowances



Overall

	Area*	%
By Right	407	43%
SUP	357	37%

Within 1,000' of SH 121

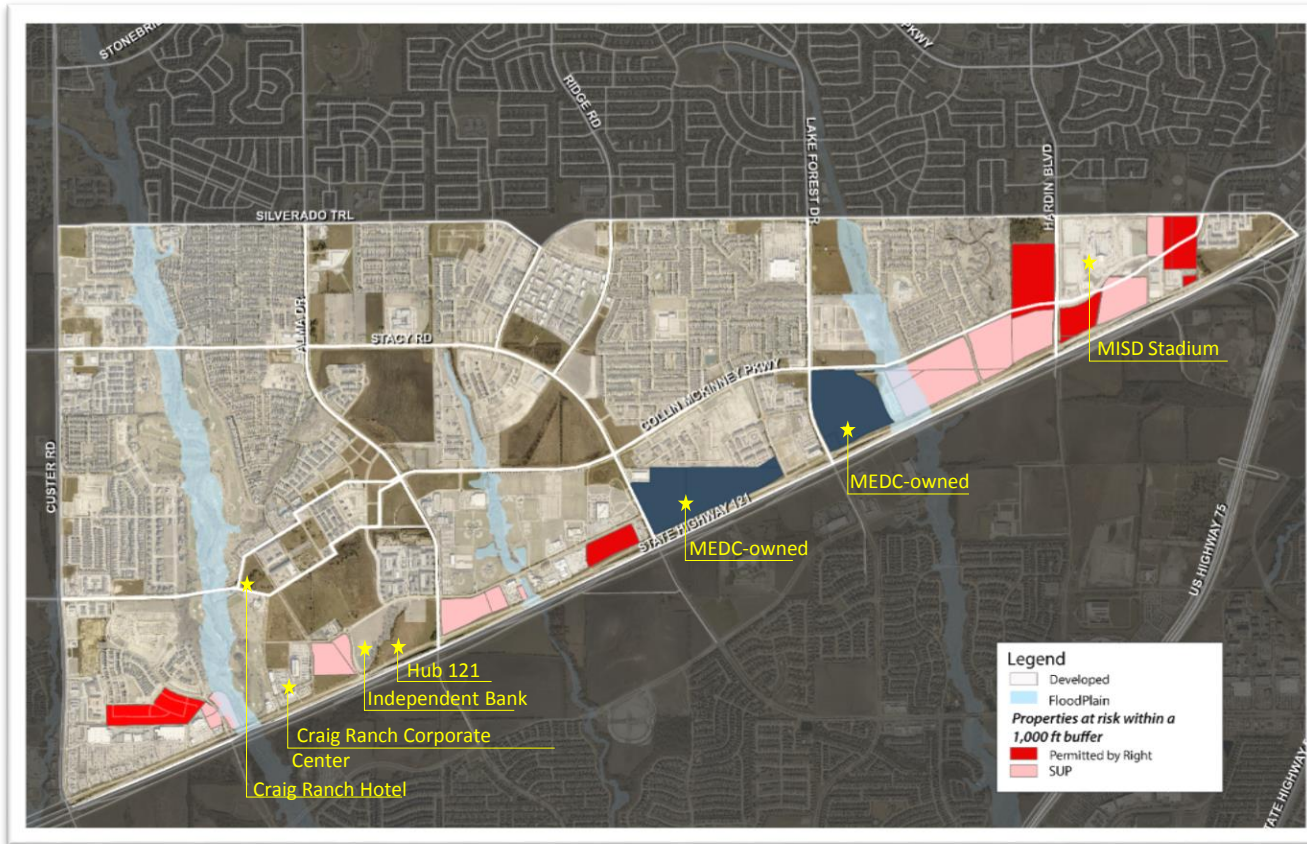
	Area*	%
By Right	79	8%
SUP	224	24%

Allows Residential

Allows Residential by SUP*

*independent living

Collin McKinney Commercial District: Developed v. Undeveloped Properties



Discussion:

For properties with entitlements largely out of conformance, does Council have a desire to bring those properties into better conformance with the Comprehensive Plan?

Lacks Conformance by RIGHT

Lacks Conformance by SUP

POTENTIAL OPTIONS

OVERLAY DISTRICT

Pros

- ✓ Can be accomplished at little to no cost
- ✓ Keeps existing entitlements intact
- ✓ Allows for additional development standards and requirements

Cons

- Overlays typically used to add standards and uses, not restrict
- May be cumbersome to administer as there is already a Commercial Corridor Overlay District in place, and remnants of the old REC Overlay still exist (high potential for conflict)

REZONE TO COMMERCIAL ZONING DISTRICT

Pros

- ✓ Can be accomplished at little to no cost
- ✓ Expires incompatible zonings
- ✓ Rezoning to a base district may make for easier applicability when implementing the overall development code update

Cons

- City-initiated; effects property rights
- Existing base zoning districts (i.e. C1, C2) may still allow some incompatible uses
- Existing base zoning districts (i.e. C1, C2) won't include any targeted development standards

ACQUISITION

Pros

- ✓ Complete ownership of property

Cons

- Cost
- Cost/Benefit to City unknown

REZONE TO PLANNED DEVELOPMENT DISTRICT

Pros

- ✓ Can be accomplished at little to no cost
- ✓ Expires incompatible zonings
- ✓ Allows for targeted uses and development standards

Cons

- City-initiated; effects property rights
- Administration of PD can be cumbersome