



19-0044Z2

TITLE: 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 Hardin Boulevard and Virginia Parkway, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: July 16, 2019

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
Joe Moss, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: May 24, 2019 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 12.64 acres of land, generally for commercial uses.

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. 2008-04-037 (Retail Uses) and "AG" - Agricultural District (Agricultural Uses)	Walmart Neighborhood Market & Bonnie Wenk Park

South	"PD" - Planned Development District Ordinance No. 2014-11-086 (Single Family Attached Residential Uses)	Sorrellwood Terrace Phase 1
East	"PD" - Planned Development District Ordinance No. 2005-05-049 (Single Family Residential Uses)	Bonnie Wenk Park
West	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "C2" - Local Commercial District, generally for commercial uses. The property is currently zoned "AG" - Agricultural District, but must be rezoned prior to any retail or commercial development occurring on the property. Located at a key intersection, the subject property is ideally placed for commercial development to support the surrounding neighborhoods, while the features on the property (floodplain, creek and trees) will provide a natural buffer to said neighborhoods. It is Staff's professional opinion that the proposed rezoning request will complement the area and is in alignment with the Comprehensive Plan, and as such, Staff recommends approval.

CONFORMANCE TO ONE MCKINNEY 2040: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and Land Use Diagram establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes. In conjunction with the Preferred Scenario, there will be a series of district diagrams which outline the desired development patterns for each unique area of McKinney. Per the Preferred Scenario, the subject property is located in the Established Neighborhood District. General placetypes included in this district are Suburban Living, Employment Mix, Commercial Center, Neighborhood Commercial, Urban Living, Warehousing and Manufacturing, Professional Campus, Aviation, and Mixed Use Center.

- Guiding Principles: The proposed rezoning request is generally in conformance with Guiding Principle of "Diversity (Supporting our Economy and People)" established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "diverse economic engines... broaden the tax base, and make the City's economy more adaptable and resilient".
- Land Use Diagram Compatibility: In evaluating development requests, the City should determine that a project meets the majority of the established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request aligns with the Urban Living placetype of the Established Neighborhood District. Furthermore, the proposed request of "C2" - Local Commercial District should be compatible with the surrounding properties and placetypes, including Urban Living, Neighborhood Commercial and Commercial Center placetypes.

- Land Use and Tax Base Summary: Module 39 is currently comprised of approximately 78% residential uses and 22% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 39 are comprised of approximately 95% from residential uses and 5% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 39 are comprised of approximately 91.5% ad valorem taxes and 8.5% sales and use taxes.

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

BOARD OR COMMISSION RECOMMENDATION: On June 25, 2019, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Land Use Tax Base Summary](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)