



18-0152Z2

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 84" - Single Family Residence District to "SO" Suburban Office District, Located Approximately 160 Feet East of Redbud Boulevard and on the South Side of Hunt Street

**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:** February 12, 2019

**DEPARTMENT:** Planning

**CONTACT:** Kaitlin Gibbon, Planner I  
Samantha Pickett, AICP, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 5, 2019 meeting.

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

**APPLICATION SUBMITTAL DATE:** November 16, 2018 (Original Application)  
December 26, 2018 (Revised Submittal)  
January 4, 2019 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 0.47 acres of land, generally for office uses.

On January 22, 2019 the Planning and Zoning Commission voted 6-0-0 to continue the public hearing and table the item to the February 12, 2018 meeting due to notification signs not being posted on the subject property.

## ZONING:

| Location         | Zoning District (Permitted Land Uses)                                       | Existing Land Use                                           |
|------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------|
| Subject Property | "RS 84" - Single Family Residence District (Single Family Residential Uses) | Undeveloped Land                                            |
| North            | "RS 84" - Single Family Residence District (Single Family Residential Uses) | First Christian Church of McKinney                          |
| South            | "C" - Planned Center District (Commercial Uses)                             | XL Parts                                                    |
| East             | "SO" - Suburban Office District (Office Uses)                               | Cole Office Buildings                                       |
| West             | "C" - Planned Center District (Commercial Uses)                             | Lundin Chiropractic and Virginia West Professional Building |

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property to "SO" - Suburban Office District, generally for office uses. The property to the north is zoned for residential uses, but is currently used as a place of worship, while the remaining surrounding properties are used for office and retail uses. The requested district will provide a transitional area between the less intense uses to the north and the commercial developments along Virginia to the south. Staff feels that the proposed rezoning request will be compatible with existing adjacent and surrounding uses, and as such, recommends approval of the proposed rezoning request.

**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 Town Center District. General placetypes included in this district are Historic Town Center Downtown, Historic Town Center Mix, Historic Town Center Residential, Professional Campus, Commercial Center, and Neighborhood Commercial.

- 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 Historic Town Center - Mix placetype of the Town Center District. Furthermore, the proposed request of "SO" - Suburban Office District should be compatible with the surrounding properties and placetypes, including Historic Town Center - Residential and Commercial Center.

- Land Use and Tax Base Summary: Module 55 is currently comprised of approximately 51.8% residential uses, 48.2% 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 55 are comprised of approximately 47.6% from residential uses and 52.4% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 55 are comprised of approximately 62.2% ad valorem taxes and 37.8% 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.

**SUPPORTING MATERIALS:**

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Town Center District](#)

[Placetype Definitions](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Proposed Zoning Exhibit](#)

[Presentation](#)