



17-0002Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for Commercial, Office, Warehouse and Agricultural Uses, Located Approximately 750 Feet West of State Highway 5 (McDonald Street) and on the South Side of Eldorado Parkway, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: March 6, 2018

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Brian Lockley, AICP, Director of Planning

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

- a. The subject property shall be developed in accordance with the attached development regulations and concept plan.

APPLICATION SUBMITTAL DATE: November 7, 2017 (Initial Submittal)
December 7, 2017 (Revised Submittal)
January 18, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 16.7 acres of land, located approximately 750 feet west of State Highway 5 (McDonald Street) and on the south side of Eldorado Parkway for commercial (restaurant), office, warehouse and agricultural uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2006-06-087 (Commercial, Office, Warehouse Uses)	Undeveloped Land

North	"PD" - Planned Development District Ordinance No. 2006-06-087 (Commercial, Office, Warehouse Uses)	Collin County Appraisal District
South	"PD" - Planned Development District Ordinance No. 2006-06-087 (Commercial, Office, Warehouse Uses)	Undeveloped Land, Golf Course
East	"MH" - Heavy Manufacturing District (Industrial and Manufacturing Uses)	Ferrell Gas, Snapbox Self Storage
West	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land, Golf Course

PROPOSED ZONING: The applicant is requesting to rezone approximately 16.7 acres of land for a mix of commercial (restaurant), office, warehouse and agricultural uses and to generally modify the development standards.

The proposed development regulations are designed to break the property into two tracts, with Tract 1 intended to develop with a mix of commercial (restaurant), office, and warehouse uses. Tract 2 is almost exclusively floodplain and is intended to be used for agricultural purposes (i.e. garden and pasture horses). As part of the proposed regulations for Tract 1, the development includes a caretakers quarters and six horse stalls to be developed within one of the proposed buildings. In addition, increased masonry material requirements of 85% (up from 50%) for each building elevation to go along with metal roofs for each building are to be provided. Development will generally be in accordance with the proposed concept plan with defined building square footage and uses established within the development regulations.

Under the current "PD" zoning, the property can be developed following the "C" - Planned Center District schedule of uses, with additional permitted uses consisting of offices with showrooms, office/warehouse and mini-warehouse/mini-storage. With the exception of the proposed use of a warehouse with caretaker quarters and horse stalls, all uses proposed with the rezoning are currently permitted under the existing zoning district. Given the location of the property and the proximity of commercial, office and industrial/storage uses to the north, south and east, Staff is of the opinion that the rezoning request is appropriate for the subject property. 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 “Economic Development Vitality for a Sustainable and Affordable Community” through the stated objective of the Comprehensive Plan, a “balanced development pattern”.

- Impact on Infrastructure: The proposed rezoning request may have an impact on the existing and planned water, sewer and thoroughfare plans in the area.
- Impact on Public Facilities/Services: The proposed rezoning request may have an 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 to the north are developed as offices and include a fast food restaurant (McDonald’s) while adjacent property to the east is zoned for heavy manufacturing uses with self-storage and a gas company (Ferrellgas) as developed uses. The proposed zoning to allow for office, commercial (restaurant) and warehouse uses would be compatible to existing and potential adjacent land uses.
- Land Use and Tax Base Summary: Module 55 is currently comprised of approximately 51.7% residential uses and 48.3% 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 47.5% from residential uses and 52.5% 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.
- 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.

BOARD OR COMMISSION RECOMMENDATION: On February 13, 2018, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 2.13.pdf](#)

[Location Map & Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary Map](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 2006-06-087](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-D](#)

[PowerPoint Presentation](#)