



18-0032Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the West Side of Community Avenue and Approximately 150 Feet North of Avalon Creek Way, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: April 17, 2018

DEPARTMENT: Planning

CONTACT: Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning
David Soto, Planner I

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

APPLICATION SUBMITTAL DATE: January 22, 2018 (Original Application)
February 12, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 16.90 acres of land from "PD" - Planned Development District, generally for office and single family residential uses, to "C2" - Local Commercial District, generally for commercial uses.

This item was tabled indefinitely at the February 27, 2018 Planning and Zoning Commission meeting due to a noticing error. While no action was taken on the item, several residents spoke in opposition of this zoning request, citing concerns about safety and operating hours (see PZ Minutes 022718, attached).

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"PD" - Planned Development District Ordinance No. 2002-03-021 (Office and Single Family Residential Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2002-03-021 (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1509 (Single Family Residential Uses)	Creek Hollow Subdivision
East	"PD" - Planned Development District Ordinance No. 1642 and "PD" - Planned Development District Ordinance No. 1509 (Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2002-03-021 (Single Family Residential Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "C2" - Local Commercial District, generally for medium intensity commercial uses at the future intersection of two major thoroughfares. The subject property is currently zoned for office and residential uses as part of a larger planned development district; however, the applicant has indicated their intent to develop for commercial uses to be more in line with existing development conditions. More specifically, the proposed design and construction of Bloomdale Road along the northern boundary of the subject property will allow for direct vehicular access from multiple directions, making it more viable than some of the surrounding properties for commercial uses.

Given that the expansion of Bloomdale Road will place this property at the intersection of two arterials, it is well suited for non-residential uses. Additionally, the development of the subject property for non-residential uses has the potential to provide service and commercial uses to an area that is currently underdeveloped for such uses. 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 low density single family residential uses. The FLUP modules diagram designates the subject property as Suburban Mix within a significantly developed area.

That said, the existing Comprehensive Plan is currently undergoing an extensive update. As part of this update, the Future Land Use Plan included in the existing Comprehensive Plan will be replaced with a new plan, known as the Preferred Scenario. The Preferred Scenario focuses on 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 Honey Creek Entertainment District. General placetypes included in this district include Entertainment Center, Professional Campus, Mixed-Use Center and Urban Living. Though still in draft form, Staff is of the opinion that the ONE McKinney 2040 Comprehensive Plan Update should be considered when evaluating land use requests.

- 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 “land use patterns that optimize and balance the tax base of the city”.
- Impact on Infrastructure: The proposed rezoning request may 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 to the south and west are currently zoned for single family residential uses, while the properties to the north and east are zoned for commercial uses. The proposed rezoning request should remain compatible with the surrounding properties.
- Land Use and Tax Base Summary: Module 32 is currently comprised of approximately 55% residential uses and 36% non-residential uses (including institutional and agricultural uses), and 9% within the Extraterritorial Jurisdiction (ETJ). The proposed rezoning request will have an impact on the anticipated land uses in this module, as a portion of the property will be changing from residential to non-residential uses. Estimated tax revenues in Module 32 are comprised of approximately 98% from residential uses and 2% from non-residential uses (agricultural uses). Estimated tax revenues by type in Module 32 are comprised of approximately 100% ad valorem 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 March 27, 2018, the Planning and Zoning Commission voted 5-2-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[DRAFT PZ Minutes 032818](#)
[PZ Minutes 022718](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 02-03-021](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[PowerPoint Presentation](#)
[Applicant Presentation](#)