



18-0113Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District Located on the North Side of U.S. Highway 380 (University Drive) and on the West Side of County Road 856 (Lakefront Road)

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: October 23, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim 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 December 4, 2018 meeting.

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

APPLICATION SUBMITTAL DATE: September 11, 2018 (Original Application)
October 8, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 1.74 acres of land, generally for commercial uses. More specifically, the proposed request is to rezone one lot from “AG” - Agricultural District and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District and "CC" - Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land
North	City of McKinney Extraterritorial Jurisdiction (ETJ)	Walnut Grove Subdivision
South	"PD" - Planned Development District Ordinance No. 2003-02-015 (Retail Uses), "AG" - Agricultural District (Agricultural Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
East	"AG" - Agricultural District and "CC" - Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land
West	"AG" - Agricultural District and "CC" - Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for commercial uses. More specifically, the applicant is requesting to rezone to "C2" - Local Commercial District, generally for medium intensity uses along a major thoroughfare. The current zoning is for agricultural uses; however, the applicant has indicated the potential for the property to develop for commercial uses.

While the properties to the east and west are vacantly zoned for agricultural uses, the property to the south is zoned for commercial and retail uses. Such uses are appropriate given the adjacency to a major regional highway (U.S. Highway 380). Additionally, the Northwest Sector Study specifically notes that depths of 750 to 1,000 feet should be preserved for non-residential development along U.S. Highway 380, and also serves as a buffer between the residential developments and the right-of-way. Given the growing development along the major regional highway and increase of non-residential uses in the area, it is Staff's professional opinion the rezoning request is appropriate for the subject property and will help to develop this portion of the highway for regional commercial uses. As such, Staff 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 Northridge District. General placetypes included in this district are Neighborhood Commercial, Commercial Center, Suburban Living, and Estate Residential.

- Guiding Principles: The proposed rezoning request is generally in conformance with Guiding Principle of “Assets (To Live, Work, Play, and Visit)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “private sector development and redevelopment meet McKinney’s expectations for excellence in design and create places with market support and long term economic viability”.
- Citywide Decision Making Criteria: Although the subject property is generally located within the Estate Residential placetype of the Northridge District, the rezoning request meets the following criteria and is considered consistent with the Land Use Diagram for Neighborhood Commercial:
 - Advance the District’s intent
 - Demonstrate compatibility with the District’s identity and brand
 - Include uses compatible with the Land Use Diagram
 - Strengthen or create connections to activity centers within and beyond the District

Furthermore, locating the Neighborhood Commercial placetype at this location provides a transition to the Commercial Center outlined to the south and the existing commercial uses to the west.

- 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 Neighborhood Commercial placetype of the Northridge District. Furthermore, the proposed request of “C2” - Local Commercial District should be compatible with the surrounding properties and placetypes, including Commercial Center, Suburban Living, and Estate Residential placetypes.
- Land Use and Tax Base Summary: Module 51 is currently comprised of approximately 54% residential uses, 6% non-residential uses (including institutional, agricultural, and mixed uses), and 40% within the City of McKinney Extraterritorial Jurisdiction. The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 51 are comprised of approximately 95% from residential uses and 5% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 51 are comprised of approximately 91.7% ad valorem taxes and 8.3% 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:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Northridge District](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Presentation](#)