



18-0158Z2

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 at the Southwest Corner of Virginia Parkway and Hardin Boulevard, 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: February 19, 2019

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
Derrick Rhys Wilson, Planner I

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

APPLICATION SUBMITTAL DATE: December 13, 2018 (Original Application)
January 3, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 14.79 acres of land from "AG" - Agricultural District to "C2" - Local Commercial District, generally for commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District (Agricultural Uses)	Single Family Residence

North	"PD" - Planned Development District Ordinance No. 2010-06-018 (Commercial Uses)	Park Ridge Subdivision
South	"PD" - Planned Development District Ordinance No. 2018-04-035 (Independent and Assisted Living Uses)	Undeveloped Land
East	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
West	"RS 60" - Single Family Residence District (Single Family Residential Uses)	Mallard Lakes at McKinney Phase 1 Subdivision

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "C2" - Local Commercial District, generally for commercial uses. Located at a key intersection within the City (Virginia Parkway and Hardin Boulevard), "C2" zoning aligns with the comprehensive plan's designation of Commercial Center at this location. The proposed request should help provide critical commercial activity to the surrounding residential neighborhoods, while complementing the existing nearby commercial developments. As such, Staff recommends approval of the proposed zoning 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 Established Community District. General placetypes included in this district are Aviation, Employment Mix, Commercial Center, Neighborhood Commercial, Urban Living, Mixed-Use Center, Manufacturing & Warehousing, and Professional Campus.

- 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 Commercial Center placetype of the Established Community District. Furthermore, the proposed request of "C2" - Local Commercial District should be compatible with the surrounding properties and placetypes, including the Commercial Center, Urban Living, Suburban Living and

Neighborhood Commercial placetypes.

- Land Use and Tax Base Summary: Module 39 is currently comprised of approximately 79% residential uses, 21% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have minimal 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 January 22, 2019, the Planning and Zoning Commission voted 5-0-1 to recommend approval of the proposed rezoning request. As part of the recommendation for approval, the Planning and Zoning Commission requested that City Council consider the potential for an enhanced tree line/landscape buffer along the western side of the subject property. This is similar to the development regulations set forth for the property to the south as part of PD ordinance (2018-04-035).

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Established Community District](#)

[Placetype Definitions](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[PD Ord. 2018-04-035 Emerald Lakes](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)