



19-0009Z

**TITLE:** Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally for School Uses, Located on the Northwest Corner of Collin McKinney Parkway and Stacy 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:** March 26, 2019

**DEPARTMENT:** Planning

**CONTACT:** David Soto, 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 April 16, 2019 meeting.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed rezoning request with the following special ordinance provision:

1. The subject property shall be developed in accordance with the attached development regulations.

**APPLICATION SUBMITTAL DATE:** January 24, 2019 (Original Application)  
February 25, 2019 (Revised Submittal)  
March 11, 2019 (Revised Submittal)  
March 14, 2019 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 64.34 acres of land from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, generally for a school use, as detailed in the attached standards.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2002-03-019 and "REC" - Regional Employment Center Overlay District (Mixed, Retail, and Office Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2015-07-066 and "REC" - Regional Employment Overlay District (Single Family Residential and Commercial Uses)	The Grove at Craig Ranch Subdivision and Brookhaven Church
South	"PD" - Planned Development District Ordinance No. 2003-10-089 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2002-03-019 (Mixed, Retail, and Office Uses) and "REC" - Regional Employment Center Overlay District	McKinney Soccer Complex and Traxxas
East	"PD" - Planned Development District Ordinance No. 2002-05-038 (Commercial and Mixed Uses), "PD" - Planned Development District Ordinance No. 2013-03-028 (Commercial Uses) and "REC" - Regional Employment Overlay District	Springs at McKinney Apartments and Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2002-03-019 and "REC" - Regional Employment Center Overlay District (Mixed, Retail, and Office Uses)	Crepe Myrtle Park

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property to "PD" - Planned Development District to develop a high school for Frisco Independent School District. In order to create a quality development that works for both the City and the school, the applicant has proposed a unique planned development district that specifically defines the uses, space limits, and site standards for the property in the development regulations.

Within the development regulations, the applicant established the permitted uses as a public school and associated uses such as playfields, gyms, and auditoriums. In association with these uses, the space limits and heights were also defined, specifically allowing up to 80 feet in height, except within 200' of a property zoned or used for single family residential uses, where the height is limited to 30 feet.

In addition to the height modifications, the applicant has also outlined both landscape and architectural standards for the subject property to enhance the aesthetics between the school and the surrounding properties. For example, the applicant has provided a living screen between the school and the adjacent single family residences, which will provide an enhanced appearance and avoid creating a “double wall” situation along the shared property line. The site will also feature a minimum of 70% masonry finishing materials for the main building with stone highlights for primary entrances to further increase the quality of the development.

Given that the proposed standards will create a quality and compatible development for the surrounding area, 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 Collin McKinney Commercial District. General placetypes included in this district are Entertainment Center, Mixed-Use Center, Urban Living, 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 Urban Living placetype of the Collin McKinney Commercial District by providing necessary services to the surrounding neighborhoods. Furthermore, the proposed request of “PD” - Planned Development District should be compatible with the surrounding properties and placetypes, including Entertainment Center, Mixed-Use Center, and Professional Campus placetypes.
- Land Use and Tax Base Summary: Module 13 is currently comprised of approximately 54% residential uses, and 46% 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 13 are comprised of approximately 80% from residential uses and 20% from non-residential uses (including agricultural uses). Estimated tax revenues

by type in Module 13 are comprised of approximately 87.6% ad valorem taxes and 12.4% sales and use taxes.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received two phone calls requesting information on the rezoning request.

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 2002-03-019](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[Presentation](#)