



19-0032Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 215 Feet West of Walnut Grove Road and on the North Side of U.S. Highway 380 (University Drive), 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: June 4, 2019

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
Kaitlin Gibbon, Planner I

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

APPLICATION SUBMITTAL DATE: April 10, 2019 (Original Application)
April 30, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 1.92 acres of land, generally for commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C" - Planned Center District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land

North	City of McKinney Extraterritorial Jurisdiction (ETJ)	Walnut Grove Subdivision
South	“PD” - Planned Development District Ordinance No. 2003-02-015 and “CC” - Corridor Commercial Overlay District (Retail Uses)	Undeveloped Land
East	“C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
West	“PD” - Planned Development District Ordinance No. 2005-06-064 and “CC” - Corridor Commercial Overlay District (Retail Uses)	Brackeen Trailer Sales

PROPOSED ZONING: The applicant is requesting to rezone the subject property to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District, generally for commercial uses. Although the property is currently zoned for commercial uses under “C” - Planned Center District, the applicant has requested to rezone to a newer district to better align with today’s standards and complement the adjacent properties.

While the properties to the north are currently being utilized for single family residential uses, the properties to the east, west, and south are zoned for commercial uses, which is appropriate given the adjacency to a major regional highway (U.S. Highway 380). Additionally, depths of 750 to 1,000 feet are typically preserved for non-residential development along major highways, and also these developments serve 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 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 Suburban Living, Estate Residential, Neighborhood Commercial and Commercial Center.

- 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 is not in alignment with the Estate Residential placetype of the Northridge District. Projects not in strict conformance with the placetype or district may still be considered consistent with the Comprehensive Plan so long as the majority of criteria are met. This rezoning request specifically meets the following criteria:
 - Helps McKinney achieve the Comprehensive Plan’s Vision and Guiding Principles
 - Advances the District’s intent
 - Includes uses compatible with the Land Use Diagram
 - Create a positive fiscal impact for the City through the timeframe of the Plan (2040)
 - Demonstrates that the project’s travel demand can be accommodated by the planned transportation network
 - Demonstrates that the project’s demand on other public infrastructure can be accommodated by planned facilities, and

This rezoning request does not fit with the Estate Residential placetype; however, this request for commercial development is compatible with surrounding developments. Additionally, with the property adjacent to a major regional highway, commercial uses on this property will provide an appropriate transition and buffer between the intense traffic of U.S. Highway 380 and the single family residences to the north that are envisioned in the Estate Residential placetype while also providing retail amenities for the residents in the District. Although this project is not in strict conformance with the Land Use Diagram, the proposed project is in line with the intent and criteria and should be deemed compatible.

- Land Use and Tax Base Summary: Module 51 is currently comprised of approximately 53.9% residential uses, 5.7% non-residential uses (including institutional, mixed-use, and agricultural uses), and 40.4% 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.

BOARD OR COMMISSION RECOMMENDATION: On May 14, 2019, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Northridge District](#)

[Placetype Definitions](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)