



19-0023Z3

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “REC” - Regional Employment Center Overlay District to “C1” - Neighborhood Commercial District, Located Approximately 670 Feet North of Stacy Road and on the East Side of Ridge Road, and Accompanying Ordinance

**COUNCIL GOAL:** (1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

**MEETING DATE:** July 16, 2019

**DEPARTMENT:** Planning

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Samantha Pickett, AICP, Planning Manager  
Joe Moss, Planner I

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

**APPLICATION SUBMITTAL DATE:** March 28, 2019 (Original Application)  
April 29, 2019 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 5.34 acres of land, for “C1” - Neighborhood Commercial District, generally for commercial uses.

A rezoning request was previously submitted requesting to rezone the property to “C2” - Local Commercial District; following feedback at the March 26, 2019 Planning and Zoning Commission meeting, the applicant elected to withdraw that request and submit a new case requesting the “C1” District.

On May 14, 2019, the Planning and Zoning Commission voted to close the public hearing and table the item indefinitely per the applicant’s request.

**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 Overlay District (Office Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2002-03-019 and "REC" - Regional Employment Overlay District (Office Uses)	The Learning Experience Daycare
South	"PD" - Planned Development District Ordinance No. 2002-05-038 and "REC" - Regional Employment Overlay District (Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2002-03-019 and "REC" - Regional Employment Overlay District (Single Family Residential Uses)	Saddle Club at McKinney Ranch Subdivision
West	"PD" - Planned Development District Ordinance No. 2007-08-079 (Multi-family Uses); "PD" - Planned Development District Ordinance No. 2002-03-019 (Office Uses); and "REC" - Regional Employment Overlay District (Office Uses)	Aspire McKinney Ranch Apartments

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property to "C1" - Neighborhood Commercial District, generally for commercial uses. The property is currently zoned for office uses, and can develop in either an urban or suburban manner due to the flexibility of the remaining REC standards. The applicant has indicated the desire to rezone the property in order to develop low-level intensity commercial and retail uses on the property.

This property is located within the area known previously known as the "REC" - Regional Employment Center Overlay District, which was intended to create urban, walkable, pedestrian-oriented developments within approximately 4,500-acre district. However, in 2014 the City Council voted to amend the REC regulations to be more reflective of the current development climate, and in 2015 removed the applicability of the REC for all rezoning requests moving forward. Although the REC no longer applies to properties being rezoned, the intent of the area (dense, urban environment) remains, and is reflected in the Comprehensive Plan.

The 2040 Comprehensive Plan calls designates the area as Urban Living, which while primarily calling for a variety of housing types, can include neighborhood-scale retail, with varying intensity, as appropriate. Given the location, size, and scale of the property (narrow, mid-block), Staff is of the opinion that the space limits and uses of “C1” will be complementary to the surrounding residential uses and fit with the limits of the property. As such, Staff recommends approval of the 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. Furthermore, the proposed request of “C1” - Neighborhood Commercial District should be compatible with the surrounding properties and placetypes, including the Urban Living placetype.
- Land Use and Tax Base Summary: Module 13 is currently comprised of approximately 53.9% residential uses, 46.1% 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 80.4% from residential uses and 19.6% 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 no comments or phone calls in support of or opposition to this request.

**BOARD OR COMMISSION RECOMMENDATION:** On June 11, 2019, the Planning

and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

**SUPPORTING MATERIALS:**

[PZ Minutes 05.14.pdf](#)

[PZ Minutes 06.11.pdf](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Collin McKinney Commercial District](#)

[Placetype Definitions](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)