



19-0027Z4

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway 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:** July 16, 2019

**DEPARTMENT:** Planning

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Samantha Pickett, AICP, Planning Manager  
David Soto, Planner I

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

**APPLICATION SUBMITTAL DATE:** April 3, 2019 (Original Application)  
May 7, 2019 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 1.01 acres of land, generally for commercial uses.

On May 28, 2019, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the June 11, 2019 Planning and Zoning Commission meeting.

On June 11, 2019, the Planning and Zoning Commission voted 7-0-0 to close the public hearing indefinitely.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"PD" - Planned Development District Ordinance No. 2016-03-021 (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2007-10-103 (Commercial Uses)	SD Donuts, CK Dental City, and Vacant Retail Space
South	"PD" - Planned Development District Ordinance No. 2016-03-021 (Commercial Uses)	Ridge Commons Shopping Center
East	"PD" - Planned Development District Ordinance No. 2014-02-012 (Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2016-03-021 (Assisted and Independent Living Uses)	Undeveloped Land

**PROPOSED ZONING:** The applicant is requesting to rezone approximately 1.01 acres of land, from "PD" - Planned Development District to "C2" - Local Commercial District, generally for medium-intensity commercial uses.

The subject property currently allows commercial uses; however, the applicant has indicated their intent to rezone to the "C2" - Local Commercial District in order to develop a Garage, Auto Repair, which is potentially admissible through a Specific Use Permit under "C2". It should be noted, however, that this request is only considering the appropriateness of rezoning the property.

At the time that the property was originally rezoned in 2014, Staff was in the process of bringing forward the new zoning districts that are in use today, including "SO", "C1", "C2", etc. As these were not yet available, the uses permitted within that PD were designed to mimic what "C2" - Local Commercial District would allow. Rezoning the property today, should generally align with the existing permitted uses, while also introducing more up-to-date space limits and standards.

Given the property's location at a major arterial intersection, as well as its adjacency to a variety of uses, Staff is of the professional opinion that the rezoning request will complement the surrounding area. 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 Collin McKinney District. General placetypes included in this district are Urban Living, Entertainment Center, Professional Campus, and Mixed Use.

- 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 Established Community District. Furthermore, the proposed request of “C2” - Local Neighborhood District should be compatible with the surrounding properties and placetypes, including Commercial Center and Neighborhood Commercial 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 78% from residential uses and 22% 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; however, during the June 25, 2019 Planning and Zoning Commission, several residents spoke with concerns regarding potential uses on the property (see attached PZ Minutes).

**BOARD OR COMMISSION RECOMMENDATION:** On June 25, 2019 the Planning and Zoning Commission voted 5-0-1 to recommend approval of the proposed zoning request.

**SUPPORTING MATERIALS:**

[PZ Minutes 06.25.19 Draft](#)

[PZ Minutes 06.11.19](#)

[PZ Minutes 05.28.19](#)

[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](#)

[Ex. PD Ord No. 2014-02-012](#)

[Ex. PD Ord No. 2016-03-021](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)