



20-0031Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of U.S. Highway 380 (University Drive) and West Way, 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 16, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Danielle R. Mathews, AICP, Planner II

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: March 30, 2020 (Original Application)
April 27, 2020 (Revised Application)
May 13, 2020 (Revised Application)

ITEM SUMMARY: The applicant requests to rezone approximately 0.38 acres of land to "C1" - Neighborhood Commercial District, generally for commercial uses. The applicant has indicated his intent to convert the existing single-family dwelling units into offices on the subject property.

EXISTING ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RS 60" – Single Family Residence District	Single-Family Dwellings (Detached)
North	"RS 60" – Single Family Residence District	Single-Family Dwelling (Detached)
South	"PD" – Planned Development and "C"	Bubba's Bail Bonds, Law Firm, Fronteras Services
East	"SO" – Suburban Office District	Bails Bond
West	"RS 60" – Single Family Residence District	Single-Family Dwelling (Detached)

PROPOSED ZONING: The applicant requests to rezone the subject property generally for commercial uses. The applicant has indicated his intent to convert the existing single-family dwelling units into offices.

The subject property is designated on the Comprehensive Plan as the 'Historic Town Center' placetype, with the sub-placetype of 'Residential'. While not in strict conformance, the Comprehensive Plan does state, *"the intensity and historic form/character will likely transition to more traditional development patterns in areas near US 75 and US 380 and Redbud Boulevard area."*

This section of US 380 has largely transitioned from residential to commercial uses over the last several decades. Given the property's location along a business highway, as well as its proximity to a variety of office and commercial uses, Staff is of the professional opinion that the adaptive reuse of the existing structures will complement the surrounding area. 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. Per the Preferred Scenario, the subject property is located in the Town Center District and is designated as the 'Historic Town Center Residential' Sub-Placetype. General placetypes included in this district are Historic Town Center, Professional Campus, Commercial Center, and Neighborhood Commercial, and the sub-placetypes include Historic Town Center Downtown, Historic Town Center Mix, and Historic Town Center Residential.

- Guiding Principles: The proposed rezoning request is generally in conformance with the Guiding Principle of "Places (To Live, Work, Play, and Visit)" established by the Comprehensive Plan. In particular, the proposed request has the potential for "private sector development and redevelopment [to] meet McKinney's expectations for excellence in design and create places with market support and long-term economic viability."
- 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 strict conformance with the 'Historic Town Center Residential' sub-placetype of the Town Center 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 certain decision making criteria are met. This rezoning request specifically meets the following criteria:
 - Help McKinney achieve the Comprehensive Plan's Vision and Guiding Principles;
 - Advance the District's intent;
 - Demonstrate compatibility with the District's identity and brand;
 - Include uses compatible with the Land Use Diagram;
 - Create a positive fiscal impact for the City through the timeframe of the Plan (2040); and
 - Demonstrate that the project's travel demand estimates can be accommodated by the planned transportation network.
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$25,839 for the 0.38-acre property and should contribute towards achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support to this request, one phone call of inquiry, and one letter of opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On May 26, 2020, 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](#)

[Letter of Opposition](#)

[Comprehensive Plan Maps](#)

[Town Center District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Exhibits A-C](#)

[Presentation](#)