



20-0073Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C3" - Regional Commercial District, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Tina Drive

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: October 13, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Gibbon, Planner II
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 November 3, 2020 meeting.

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

APPLICATION SUBMITTAL DATE: August 10, 2020 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 45.59 acres of land, generally for commercial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District 2000-09-065 (Residential and Commercial Uses)	Undeveloped Land

North	"PD" - Planned Development District 2000-09-065 (Residential and Commercial Uses)	Single Family Residential (Avalon Addition)
South	City of Allen	Undeveloped Land
East	"PD" - Planned Development District 2000-09-065 (Residential and Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development District 2000-09-064 (Commercial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" - Planned Development District to "C3" - Regional Commercial District. Although the site is currently zoned for commercial uses under an existing PD - Planned Development District, the applicant has indicated a desire to rezone to a base zoning district of the City; "C3" - Regional Commercial District, generally to allow for the development of office and warehouse uses, in accordance with the "C3" Regional Commercial District.

Given the site's location along State Highway 121 (Sam Rayburn Tollway) and the vision established for this area as part of the ONE McKinney 2040 Comprehensive Plan (discussed in more detail below), Staff is of the professional opinion that the rezoning request is appropriate and will help to develop this portion of the tollway for regional 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.

Per the Preferred Scenario, the subject property is located in the Collin Crossing District and is designated as the 'Entertainment Center' placetype. General placetypes also included in this district are 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 Entertainment Center placetype of the Collin McKinney Commercial District. Furthermore, the proposed request of “C3” - Regional Commercial District should be compatible with the surrounding properties and placetypes.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$775,173 for the 45.59 acre property and should contribute to achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received 2 letters of opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. 2000-09-065](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)