



20-0071Z3

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 "PD" - Planned Development District, Generally to Modify the Use and Development Standards, Located on the Northwest Corner of Stacy Road and Ridge Road, 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: November 10, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Joe Moss, Planner I

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The subject property shall be zoned "PD" - Planned Development District and shall be subject to the following special ordinance provision:
 - a. The subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: August 3, 2020 (Original Application)
August 26, 2020 (Revised Submittal)
September 11, 2020 (Revised Submittal)
September 24, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 22.469 acres of land, generally for commercial uses. The existing zoning currently allows for a variety of

retail and commercial uses in accordance with a general layout. The applicant proposes to rezone the subject property to continue to allow for a variety of retail and commercial uses generally following the “C2” - Local Commercial District, but desires to remove the layout. Although the applicant is proposing to remove the existing layout, they are proposing to preserve a landscaped boulevard at the center of the property.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” Planned Development 2014-02-012 (Commercial Uses)	Undeveloped Land
North	“PD” Planned Development 2006-12-142 (Multifamily Uses); “PD” Planned Development 2007-08-079 (Multifamily Uses)	Aspire McKinney Ranch Apartments, Soho Apartments
South	“PD” Planned Development 2015-07-066 (Single Family Residence Uses)	The Grove at Craig Ranch, Brookhaven Church
East	“PD” Planned Development 2002-05-038 (Multifamily Uses)	The Springs of McKinney Apartments
West	“PD” Planned Development 2014-02-012 (Townhome Uses); “PD” Planned Development 2012-08-038 (Multifamily Uses)	Barcelona Townhomes, The Mansions McKinney Apartments

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for commercial and retail uses. The proposed zoning is similar in scope to the existing zoning but will remove the existing layout, while preserving most of the existing use standards.

As part of the rezoning request, the applicant has provided a zoning exhibit which divides the property into three districts (tracts A-C) with associated development regulations that stipulate the permitted uses and developments that each must follow. More information regarding the proposed use and development standards are further discussed below:

Tract A

Tract A shall develop in accordance with the “C2” - Local Commercial district; however, uses such as garage/auto repair, auto parts sales (indoor), bait shop, bus station, per store/kennel/animal boarding with outside runs, bait shop, bus station, funeral homes, and halfway house shall all be specifically prohibited.

Tract B

Tract B shall develop in accordance with the “C2” - Local Commercial district; however, uses such as garage/auto repair, auto parts sales (indoor), bait shop, bus station, per

store/kennel/animal boarding with outside runs, bait shop, bus station, funeral homes, and halfway house shall all be specifically prohibited. In addition to the uses specifically listed above, a service station or motor vehicle fuel sales shall also be specifically prohibited within tract B.

Tract C

Tract C shall develop in accordance with the “C2” - Local Commercial district; however, a single car wash use meeting certain development standards and a hotel or motel shall be permitted by right. Uses such as garage/auto repair, auto parts sales (indoor), bait shop, bus station, per store/kennel/animal boarding with outside runs, bait shop, bus station, funeral homes, and halfway house shall all be specifically prohibited.

Additionally, the applicant proposes to provide a boulevard-style fire lane through the center of the property to exceed the form and function of the existing boulevard-style fire lane that exists north of the tract. As proposed, the boulevard-style fire lane shall develop in accordance with a general cross-section that includes parallel parking and sidewalks.

Staff feels that the proposed rezoning request is in keeping with the spirit of the existing zoning by maintaining many of the same retail and commercial uses and by maintaining the boulevard-style firelane through the center of the property. As such, we recommend 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.

Per the Preferred Scenario, the subject property is designated as the Urban Living placetype and is within the Collin McKinney Commercial District. Other placetypes included in this district are Mixed Use Center, Entertainment Center, 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 because it will provide neighborhood-serving non-residential uses compatible with the surrounding area.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$2,291,861 for the 22.469 acre property and should contribute to achieving an overall fiscal balance in the city.

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 October 13, 2020, the Planning and Zoning Commission voted 7-0-0 to table the item due to a noticing error. On October 27, 2020, the Planning and Zoning Commission voted 5-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 10.13.pdf](#)
[PZ Minutes 10.27.2020 DRAFT](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2014-02-012](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)