



20-0067Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1105 West University Drive, 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: January 5, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Kaitlin Gibbon, Planner II

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

APPLICATION SUBMITTAL DATE: July 21, 2020 (Original Application)
November 22, 2020 (Revised Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 0.256 acres of land, generally for commercial uses. The applicant's intent is to convert the existing single family home into an office use.

EXISTING ZONING AND LAND USES:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|--|-------------------------|
| Subject Property | "RS60" - Single Family Residence District (Residential Uses) | Single Family Residence |
| North | "PD" - Planned Development District 1998-11-61 (Office Uses) | Attorney Abogado Office |

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|-------|---|------------------------------|
| South | "RS60" - Single Family Residence District (Residential Uses) | Single Family Residence |
| East | "PD" - Planned Development District 2004-11-115 (Office Uses) | Plap Investment Partners, LP |
| West | "BN" - Business Neighborhood District (Commercial Uses) | Single Family Residence |

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "RS 60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District. The applicant plans to convert the existing single family home into an office. Given that the property is fronting onto US Highway 380 and the surrounding sites are either developed or converted to commercial uses, Staff is of the professional opinion that the rezoning request is appropriate and will be compatible with the surrounding 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 establish 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 - Mix' placetype. General placetypes also included in this district are Commercial Center, Historic Town Center - Downtown, Historic Town Center - Residential, 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 'Historic Town Center - Mix' placetype of the Town Center District. Furthermore, the proposed request of "C1" -Neighborhood Commercial District should be compatible with the surrounding properties and placetypes.
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$6,599 for the 0.256 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 December 8, 2020, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Draft Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps Package](#)

[Town Center District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A and B](#)

[Presentation](#)