



21-005Z

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Meadow Ranch Road

**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:** February 9, 2021

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Joe Moss, Planner I  
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 March 2, 2021 meeting.

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

**APPLICATION SUBMITTAL DATE:** January 11, 2021 (Original Application)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 4.00 acres of land, generally for commercial uses.

**EXISTING ZONING AND LAND USES:**

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|----------|---------------------------------------|-------------------|
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|------------------|---|---|
| Subject Property | "AG" - Agricultural District (Agricultural Uses), "PD" - Planned Development District Ordinance No. 1998-11-63 (Office Uses), and "CC" - Corridor Commercial Overlay District | Single Family Residence and Cornerstone Offices |
| North            | "PD" - Planned Development District Ordinance No. 2012-08-037 and "CC" - Corridor Commercial Overlay District (Commercial Uses)   | Undeveloped Land                                |
| South            | "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District (Agricultural Uses)  | Meadow Ranch Subdivision                        |
| East             | "PD" - Planned Development District Ordinance No. 1992-02-01 and "CC" - Corridor Commercial Overlay District (Light Manufacturing Uses)                                       | Single Family Residence                         |
| West             | "PD" - Planned Development District Ordinance No. 2002-05-050 and "CC" - Corridor Commercial Overlay District (Commercial Uses)   | 380 West Animal Hospital                        |

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property from "AG" - Agricultural District and "PD" - Planned Development District to "C2" - Local Commercial District, generally for commercial uses. Under the existing zoning on the property, the northern portion of the tract (approximately 2 acres) allows for development of office uses, while the southern portion of the tract is currently for agricultural uses.

The applicant requests that both lots be rezoned to the "C2" - Local Commercial District to allow for commercial uses. Given that the property is fronting onto US Highway 380, which is a major regional highway, that adjacent properties also along US 380 are expected to develop for non-residential 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 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 professional center placetype and is within the Medical District. Other placetypes included in this

district are Urban Living, Suburban Living and Neighborhood Commercial.

- 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. While the proposed rezoning request does not strictly align with the Professional Center placetype, projects not in strict conformance may still be considered consistent with the Comprehensive Plan so long as a majority of decision-making criteria are met. This rezoning request specifically meets the following criteria:
  - Helps McKinney achieve the Comprehensive Plan’s Vision and Guiding Principles
  - Demonstrates compatibility with the District’s identity and brand
  - Includes uses compatible with the Land Use Diagram
  - Demonstrates that the project’s travel demand can be accommodated by the planned transportation network
  - Demonstrates that the project’s demand on other public infrastructure can be accommodated by planned facilities, and

While the proposed zoning district of “C2” - Location Commercial District predominately allows for retail commercial uses, it also allows for office uses, which is generally supportive of the vision and goals of the Medical District and the Professional Center placetype. As such, Staff feels comfortable that the proposed request is keeping in line with the land use diagram of the Comprehensive Plan.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$238,411 for the 4-acre property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
  - The proposed zoning is expected to provide nearly double the potential development value than the current zoning.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments or phone calls in support of or opposition to this request.

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps Package](#)

[Medical District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 98-11-63](#)

[Proposed Zoning Exhibit](#)

[Presentation](#)