



**20-0073Z4**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Tina 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:** September 21, 2021

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager  
Kaitlin Sheffield, Planner II

**RECOMMENDED CITY COUNCIL ACTION:** 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.

It should be noted that the associated specific use permit for a warehouse development has been withdrawn by the applicant.

**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.

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 THE ONE MCKINNEY 2040 COMPREHENSIVE PLAN:** A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to desired development patterns in the city and to inform decisions related to the timing and phasing of future infrastructure investments. To assist in guiding these decisions, the plan includes a set of Guiding Principles that provide overall guidance and a Preferred Scenario and Land Use Diagram that illustrates the desired development patterns in the city. The Preferred Scenario and Land Use Diagram are built upon a series of distinctive districts, each with a specific purpose, focus and market. Each district consists of a mix of placetypes that identify the predominate land uses and desired pattern of development for the district.

- Guiding Principles:  
The proposed rezoning request is generally in conformance with the 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".
- Preferred Scenario and Land Use Diagram Characteristics:  
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Collin McKinney Commercial District and is designated as the Entertainment Center placetype.

Entertainment Centers are emerging commercial centers planned or developed with large-scale master plans. These centers include a horizontal mix of uses including destination retail, restaurants, employment opportunities, and commercial uses that serve a regional scale. Residential uses support these destination developments and offer a variety of urban housing products. The master plan for a regional entertainment center reinforces the interdependence of uses to create an experience for visitors in the development. The Entertainment Center may have a shopping center, lifestyle area, or something similar as a prominent feature.

- Land Use Diagram Compatibility:  
When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the plan's 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, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$2.7 million for the 45.59 acre property and should contribute to achieving an overall fiscal balance in the city. It is important to note that the net surplus of the Annual Operating Summary is the same for the existing zoning and the proposed zoning.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received 42 letters of opposition to this request.

**BOARD OR COMMISSION RECOMMENDATION:** On October 13, 2020, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the item indefinitely per the applicant's request.

On August 10, 2021, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the August 24, 2021, Planning and Zoning Commission meeting due to the required notification signs not being posted on the property in the time required by the zoning ordinance.

On August 24, 2021, the Planning and Zoning Commission voted 6-1-0 to recommend approval of the proposed rezoning request.

**SUPPORTING MATERIALS:**

[PZ Minutes 08.24.2021](#)

[PZ Minutes 08.10.2021](#)

[PZ Minutes 10.13.2020](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letters of Opposition](#)  
[Citizen Comments](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. 2000-09-065](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)