



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 19-0010Z **Name:** Ridge Road Commercial Rezone  
**Type:** Agenda Item **Status:** Regular Agenda Item  
**In control:** Planning & Zoning Commission  
**On agenda:** 3/26/2019 **Final action:**  
**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 "C2" - Local Commercial District, Located Approximately 670 Feet North of Stacy Road and on the East Side of Ridge Road  
**Indexes:**  
**Attachments:** 1. Location and Aerial Exhibit, 2. Letter of Intent, 3. Comprehensive Plan Maps, 4. Collin McKinney Commercial District, 5. Placetype Definitions, 6. Land Use and Tax Base Summary, 7. Land Use Comparison Table, 8. Ex. PD Ord. No. 2002-03-019, 9. Proposed Zoning Exhibit, 10. Presentation

| Date      | Ver. | Action By                    | Action                   | Result |
|-----------|------|------------------------------|--------------------------|--------|
| 3/26/2019 | 1    | Planning & Zoning Commission | Close the public hearing | Pass   |
| 3/26/2019 | 1    | Planning & Zoning Commission | Denied and Referred      | Pass   |

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 "C2" - Local Commercial District, Located Approximately 670 Feet North of Stacy Road and on the East Side of Ridge 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:** March 26, 2019

**DEPARTMENT:** Planning

**CONTACT:** Kaitlin Gibbon, Planner I  
Samantha Pickett, AICP, Planning Manager  
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 April 16, 2019 meeting.

**STAFF RECOMMENDATION:** Staff recommends denial of the proposed rezoning request due to lack of conformance with the Comprehensive Plan.

**APPLICATION SUBMITTAL DATE:** January 31, 2019 (Original Application)  
March 12, 2019 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 5.34 acres of land to “C2” - Local Commercial District, generally for commercial uses.

**ZONING:**

| Location         | Zoning District (Permitted Land Uses)  | Existing Land Use                         |
|------------------|--|---|
| Subject Property | “PD” - Planned Development District Ordinance No. 2002-03-019 and “REC” - Regional Employment Overlay District (Office Uses)   | Undeveloped Land                          |
| North            | “PD” - Planned Development District Ordinance No. 2002-03-019 and “REC” - Regional Employment Overlay District (Office Uses)   | The Learning Experience Daycare           |
| South            | “PD” - Planned Development District Ordinance No. 2002-05-038 and “REC” - Regional Employment Overlay District (Commercial Uses)   | Undeveloped Land                          |
| East             | “PD” - Planned Development District Ordinance No. 2002-03-019 and “REC” - Regional Employment Overlay District (Single Family Residential Uses)  | Saddle Club at McKinney Ranch Subdivision |
| West             | “PD” - Planned Development District Ordinance No. 2007-08-079 (Multi-family Uses); “PD” - Planned Development District Ordinance No. 2002-03-019 (Office Uses); and “REC” - Regional Employment Overlay District (Office Uses) | Aspire McKinney Ranch Apartments          |

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property to “C2” - Local Commercial District, generally for commercial uses. The property is currently zoned for office uses, and can develop in either an urban or suburban manner due to the flexibility of the remaining REC standards. The applicant has indicated the desire to rezone the property in order to develop mid-level intensity commercial and retail uses on the property.

The subject property is surrounded by planned or existing developments, including multi-family residential uses to the south and west, single family residential uses to the east, and a daycare to the north. This property is located within the area known as the “REC” - Regional Employment Center Overlay District, which was intended to create urban, walkable, pedestrian-oriented developments within approximately 4,500-acre district. However, in 2014 the City Council voted to amend the REC regulations to be more reflective of the current development climate, and in 2015 removed the applicability of the REC for all rezoning requests moving forward. These modifications now reflect existing and proposed development patterns.

While Staff acknowledges the need for service and retail uses in this location, the size, scale and

intensity of these uses should be complementary to the adjacent residential properties. Staff could be supportive of “C1” - Neighborhood Commercial District, especially given that it aligns with the level of commercial called for in the Urban Living placetype of the Comprehensive Plan. Staff has concerns that the uses and space limits of “C2”, in conjunction with the depth and shape of the property, may not be compatible the adjacent residential uses. The property’s narrow depth and mid-block location is best suited for lower-intensity uses that will not overwhelm the surrounding area. Given these concerns, Staff recommends denial 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. In conjunction with the Preferred Scenario, there will be a series of district diagrams which outline the desired development patterns for each unique area of McKinney. Per the Preferred Scenario, the subject property is located in the Collin McKinney Commercial District. General placetypes included in this district are Entertainment Center, 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 does not align with the Urban Living placetype of the Collin McKinney Commercial District. The placetype does allow for neighborhood commercial uses in limited areas; however, these uses should be of a design and scale compatible with the surrounding neighborhood. As such, the proposed request of “C2” - Local Commercial District would not be compatible with the surrounding properties and placetypes.
- Land Use and Tax Base Summary: Module 13 is currently comprised of approximately 53.9% residential uses, 46.1% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 13 are comprised of approximately 80.4% from residential uses and 19.6% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 13 are comprised of approximately 87.6% ad valorem taxes and 12.4% sales and use taxes.

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