



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 17-0008Z, Version: 2

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Northeast Corner of Alma Road and Eldorado Parkway, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 16, 2018

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, CPM, Director of Planning
Samantha Pickett, AICP, Planning Manager
Danielle Quintanilla, Planner I

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

APPLICATION SUBMITTAL DATE: November 2, 2017 (Original Application)
November 22, 2017 (Revised Submittal)
December 1, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.42 acres of land from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, generally for low intensity commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2008-11-109 (Office Uses) and "SUP" - Specific Use Permit Ordinance No. 2009-01-005 (Assisted Living Facility Uses)	Stonefield Assisted Living Facility
South	"PD" - Planned Development District Ordinance No. 97-06-36 (Community Park)	Apex Centre

East	"PD" - Planned Development District Ordinance No. 2003-02-015 (Office Uses)	McKinney Medical Village
West	"PD" - Planned Development District Ordinance No. 2001-02-014 (Single Family Residential Uses) and "PD" - Planned Development District Ordinance No. 2002-03-015 (Commercial Uses)	Parkview Estates Phase 1 and Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone approximately 2.42 acres of land from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, generally for low intensity commercial uses.

The subject property is currently zoned for office uses; however, the applicant has indicated their intent to rezone to the "C1" - Neighborhood Commercial District in order to develop for commercial uses that will serve to supplement the surrounding uses. The subject property is located at the northeast intersection of Alma Road and Eldorado Parkway and is surrounded by a mixture of uses, including but not limited to, general and medical offices, single family residential, and senior living facilities.

Given the location at a major intersection and the adjacency to a variety of uses, Staff is of the professional opinion that the rezoning request to "C1" District will complement the adjacent existing and future land uses. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for office uses. The FLUP modules diagram designates the subject property as Suburban Mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Economic Development Vitality for a Sustainable and Affordable Community" through the stated objective of the Comprehensive Plan, "a balanced development pattern." Additionally, the proposed zoning change would help the community attain the goal of "Land Use and Compatibility Mix" through the stated objective of "land use patterns that complement each other."
- Impact on Infrastructure: The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.
- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned and/or used for office, commercial and residential uses, and as such the rezoning request should be compatible with the existing and planned surrounding

development.

- Land Use and Tax Base Summary: Module 36 is currently comprised of approximately 53% residential uses and 47% non-residential uses (including institutional uses). The proposed rezoning request will have no impact on the anticipated land uses in this module as the uses will remain non-residential in nature. Estimated tax revenues in Module 36 are comprised of approximately 86% from residential uses and 14% from non-residential uses. Estimated tax revenues by type in Module 36 are comprised of approximately 94.5% ad valorem taxes and 5.5% sales and use taxes.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

BOARD OR COMMISSION RECOMMENDATION: On December 12, 2017, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning request.