



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0045Z, Version: 2

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 Southeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: May 15, 2018

DEPARTMENT: Planning

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

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

APPLICATION SUBMITTAL DATE: February 19, 2018 (Original Application)
April 6, 2018 (Revised Submittal)
April 13, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 40.07 acres of land from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, generally for commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1883 (Office and Light Manufacturing Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land

North	"C2" - Local Commercial District (Commercial Uses), "SUP" - Ordinance No. 2016-11-087 (Motor Vehicle Fuel Sales Facility) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
South	"AG" - Agricultural District (Agricultural Uses) and "PD" - Planned Development District Ordinance No. 93-04-05 (Office and Light Manufacturing Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 1281 (Office and Light Manufacturing Uses) and "CC" - Corridor Commercial Overlay District	Raytheon
West	"C2" - Local Commercial District (Commercial Uses), "PD" - Planned Development District Ordinance No. 1883 (Office and Light Manufacturing Uses) and "CC" - Corridor Commercial Overlay District	Cockrill Middle School and Undeveloped Land

PROPOSED ZONING:

The applicant is requesting to rezone the subject property, generally to allow for commercial uses. The property is currently zoned for office and light manufacturing uses and the applicant has indicated their intent to develop the subject property primarily for commercial uses, and as such is requesting to rezone the property.

The properties to the north, northwest and west of the subject property were recently rezoned to similar zoning districts (see Zoning table, above), and are developing for a variety of commercial uses, including big box retail, anchor stores, restaurants and pad site retail. Given the location at the intersection of two major arterials and nearby commercial development, Staff is of the professional opinion that the proposed rezoning request will help to further enhance this area as a prime commercial corridor and is appropriate for the subject property. 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 Office Park 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" and "balanced commercial development along major highway corridors".

- 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 for commercial, office, and light manufacturing uses. The proposed rezoning request should remain compatible with the surrounding properties.
- Land Use and Tax Base Summary: Module 16 is currently comprised of approximately 12% residential uses and 88% non-residential uses (including agricultural and institutional uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 16 are comprised of approximately 23% from residential uses and 77% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 16 are comprised of approximately 77.4% ad valorem taxes and 22.6% 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.

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

BOARD OR COMMISSION RECOMMENDATION: On April 24, 2018, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.