



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0066Z, Version: 2

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the West Side of Custer Road and Approximately 300 Feet North of Falcon View 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: July 17, 2018

DEPARTMENT: Planning

CONTACT: Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning
David Soto, Planner I

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

APPLICATION SUBMITTAL DATE: May 16, 2018 (Original Application)
June 07, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 1.97 acres of land from "PD" - Planned Development District 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. 2001-02-024 (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land

East	"PD" - Planned Development District Ordinance No. 97-06-36 (Single Family Residential Uses)	Falcon Creek Phase II Subdivision
West	"PD" - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Bike Mart and LA Fitness

PROPOSED ZONING:

The applicant is requesting to rezone the subject property to "C2" - Local Commercial District, generally for commercial uses. The governing zoning ("PD" - Planned Development Ordinance No. 2001-02-024) primarily allows for retail uses; however it follows an older set of space limits and standards than the proposed "C2" District. The applicant has indicated the potential to develop for commercial uses, but would like to develop according to more current standards.

The properties to the north and west of the subject property have developed or are under development for a variety of commercial uses, including big box retail, anchor stores, restaurants and pad site retail. Staff is of the opinion that the proposed zoning will fit with the surrounding properties and as such, Staff recommends approval of the rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for commercial uses. The FLUP module 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, a "balanced development pattern".
- 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 similar commercial uses. The proposed rezoning request should remain compatible with the surrounding properties.
- Land Use and Tax Base Summary: Module 44 is currently comprised of approximately 74% residential uses, 21% non-residential uses (including institutional uses), and 6% within the City of McKinney Extraterritorial Jurisdiction. The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 44 are

comprised of approximately 93% from residential uses and 6% from non-residential uses. Estimated tax revenues by type in Module 44 are comprised of approximately 97% ad valorem taxes and 3% 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 no comments or phone calls in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On June 26, 2018, the Planning and Zoning Commission voted 5-0-0 to recommend approval of the proposed rezoning request.