



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0131Z, Version: 1

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Approximately 730 Feet West of McKinney Ranch Parkway and on the South Side of Stacy 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: November 27, 2018

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, 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 December 18, 2018 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: October 22, 2018 (Original Application)
November 12, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.13 acres of land from "PD" - Planned Development District to "SO" - Suburban Office District, generally for office uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2015-07-068 (Residential Uses)	Undeveloped Land

North	"PD" - Planned Development District Ordinance No. 2007-08-072 (Residential Uses) and "REC" - Regional Employment Center Overlay District; "PD" - Planned Development District Ordinance No. 2014-02-012 (Mixed Uses) and "REC" - Regional Employment Center Overlay District	Barcelona Subdivision and Stacy Road Townhomes
South	"PD" - Planned Development District Ordinance No. 2015-07-068 (Residential Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2015-07-066 (Residential Uses)	The Grove at Craig Ranch Phase I Subdivision
West	"PD" - Planned Development District Ordinance No. 2015-07-068 (Residential Uses)	Watters Branch Common Area

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "SO" - Suburban District, generally for office uses. The proposed request should provide an appropriate function with the surrounding residential properties by utilizing low intensity office development, and should help encourage a variety of mixed uses seen throughout the Regional Employment Overlay District. As such, Staff recommends approval of the proposed zoning 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 District. General placetypes included in this district are Entertainment Center, Professional Campus, Mixed-Use Center, and Urban Living.

- 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 aligns with concepts in the Mixed-Use Center and Professional Campus placetypes of the Collin McKinney District. Furthermore, the proposed request of "SO" - Suburban Office District should be compatible with the surrounding properties and placetypes, including Entertainment Center and Urban

Living placetypes.

- Land Use and Tax Base Summary: Module 13 is currently comprised of approximately 54% residential uses and 46% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have minimal impact on the anticipated land uses in this module. Estimated tax revenues in Module 13 are comprised of approximately 80.5% from residential uses and 19.5% from non-residential uses (Including agricultural uses). Estimated tax revenues by type in Module 13 are comprised of approximately 88% ad valorem taxes and 12% 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.