



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0154Z2, Version: 1

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located Approximately 850 Feet West of the Terminus of Laud Howell Parkway and Approximately 6,260 Feet South of FM 543; 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: February 19, 2019

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
David Soto, Planner I

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

APPLICATION SUBMITTAL DATE: December 4, 2018 (Original Application)
January 8, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 6.78 acres of land from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, generally for commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
North	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2013-07-65 (Commercial Uses)	Undeveloped Land
East	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land

West	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
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PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for commercial uses. The subject property is currently zoned for agricultural uses; however, the proposed design and construction of Laud Howell Parkway in proximity has the potential to provide service and commercial uses to an area that is currently undeveloped for such uses. Due to the subject property not fronting directly onto future Laud Howell Parkway, Staff is of the opinion that the proposed rezoning of "C1" - Neighborhood Commercial District will be able to act as a transition from the more intense arterial frontage to the less intensive uses to the west.

Staff's professional opinion is that uses permitted by right in the proposed zoning district would be compatible with existing commercial uses and are in conformance with the comprehensive plan, and as such, Staff recommends approval 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 Honey Creek Entertainment District. General placetypes included in this district are Entertainment Center, Professional Campus, 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 the Entertainment Center/ Mixed Use Center and Amenity Zone placetypes of the Honey Creek Entertainment District. Furthermore, the proposed request of "C1" - Neighborhood Commercial District should be compatible with the surrounding properties and placetypes, including the Entertainment Center placetype and the Floodplain/Amenity Zone.
- Land Use and Tax Base Summary: Module 19 is currently comprised of approximately 0.3% residential uses, 59.5% non-residential uses (including institutional and agricultural uses), and 40.2% 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 19 are comprised of approximately 1.4% from residential uses and 98.6% from non-residential uses (Including agricultural uses). Estimated tax revenues by type in Module 19 are comprised of approximately 100% ad valorem taxes.

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 January 22, 2019 the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed zoning request.