



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 19-0024Z, Version: 1

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 Approximately 1,430 Feet West of Stonebridge Drive and on the South Side of Eldorado Parkway

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: May 28, 2019

DEPARTMENT: Planning

CONTACT: David Soto, 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 June 18, 2019 meeting.

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

APPLICATION SUBMITTAL DATE: April 4, 2019 (Original Application)
May 7, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 4.57 acres of land, generally for 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. 2014-03-017 (Retail Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Undeveloped Land

East	"PD" - Planned Development District Ordinance No. 2005-10-110 (Retail Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Globe Life/Torchmark Corporation

PROPOSED ZONING: The applicant is requesting to rezone approximately 4.57 acres of land, from "PD" - Planned Development District to "C2" - Local Commercial District, generally for medium intensity commercial uses.

The subject property is currently zoned for office uses; however, the applicant has indicated their intent to rezone to the "C2" - Local Commercial District in order to develop for commercial uses. The subject property is surrounded by a mixture of uses, including but not limited to, general and medical offices, senior living facilities, and commercial uses. The proposed commercial zoning will help to balance the surrounding office uses and provide essential services to the daytime population of these businesses.

Staff is of the professional opinion that the rezoning request will complement the adjacent existing and future land uses. 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 Established Community District. General placetypes included in this district are Suburban Living, Commercial Center, Professional Campus, Neighborhood Commercial, and Mixed Use.

- 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 Professional Campus placetype of the Established Community District. Furthermore, the proposed request of "C2" - Local Neighborhood District should be compatible with the surrounding properties and placetypes, including Commercial Center and Professional Campus placetypes.

Although the Professional Campus placetype is typically focused on office or office campus uses, there is a small allowance for commercial support uses. In this location, neighborhood-scale commercial development will provide retail amenities for both nearby residents and the

daytime population of the local employers, including Torchmark, Experian, and Methodist Hospital, and should be compatible with the Comprehensive Plan.

- Land Use and Tax Base Summary: Module 36 is currently comprised of approximately 53% residential uses, 47% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. 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.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.