



23-0105Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS60" - Single Family Residence District to "C1" - Neighborhood Commercial District, Located at 121 Dorsey Avenue, 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: March 19, 2024

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, AICP, Planning Manager
Kaitlin Sheffield, CNU-A, Senior Planner

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

APPLICATION SUBMITTAL DATE: November 7, 2023 (Original Application)
November 30, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 0.37 acres of land, generally for commercial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RS60" - Single Family Residence District (Residential Uses)	T & R Tax Services
North	"RS60" - Single Family Residence District (Residential Uses), "BG" - General Business District (Commercial Uses)	Single Family Residence

South	"BG" - General Business District (Commercial Uses)	Dollar General
East	"BG" - General Business District (Commercial Uses)	Roofing Company in McKinney Excel Construction Group
West	"RS60" - Single Family Residence District (Residential Uses)	Single Family Residence

PROPOSED ZONING: The applicant requests to rezone the subject property from "RS60" - Single Family Residence District to "C1" - Neighborhood Commercial District.

With this property being approximately 70 feet from Highway 5, the proposed rezoning request of "C1" - Neighborhood Commercial District will provide a transition from the permitted medium-intensity commercial uses along the corridor to the existing single family homes to the west. Furthermore, the ONE McKinney 2040 Comprehensive Plan designates this property as the Historic Town Center - Mix placetype. This placetype is designated to provide a transitional area from the downtown and highway corridors to the surrounding neighborhoods.

As such, Staff recommends approval of the proposed rezoning request.

Separate from this rezoning request, it should be noted that there are on-going code enforcement activities on the subject property, related to use and (re)development activities that have occurred out of compliance with the city's zoning and building codes. These enforcement items are independent of the rezoning request and were not a determining factor in Staff's consideration or recommendation.

Enforcement/compliance efforts will be necessary irrespective of any changes in the property's zoning.

CONFORMANCE TO THE ONE MCKINNEY 2040 COMPREHENSIVE PLAN: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to desired development patterns in the city and to inform decisions related to the timing and phasing of future infrastructure investments. To assist in guiding these decisions, the plan includes a set of Guiding Principles that provide overall guidance and a Preferred Scenario and Land Use Diagram that illustrates the desired development patterns in the city. The Preferred Scenario and Land Use Diagram are built upon a series of distinctive districts, each with a specific purpose, focus and market. Each district consists of a mix of placetypes that identify the predominate land uses and desired pattern of development for the district.

- Guiding Principles:

The proposed rezoning request is generally in conformance with the Guiding Principle of "Diversity (Supporting our Economy and People)" established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "[...] new businesses and developments that support economic engines,

broaden the tax base, and make the city's economy more adaptable and resilient."

- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Town Center District and is designated as the Historic Town Center - Mix placetype.

Historic Town Center - Mix represents a transitional area between the relatively intense use of land downtown and along the highway corridors and the surrounding, urban neighborhoods. These areas display an intermediate density in both residential and commercial offerings that transition from an urban to suburban development pattern as development approaches the HTC - Residential sub-placetype. Commercial buildings tend to be multi-tenant. Residential structures are typically compact. While less dense than HTC - Downtown, streets and sidewalks are still navigable on foot and scaled to the pedestrian experience.

- Land Use Diagram Compatibility:
When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the plan's established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request **aligns** with the Historic Town Center - Mix placetype of the Town Center District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of approximately \$17,000 for the 0.37 acre property, which should contribute to achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing(s), Staff has not received any citizen comments through the online citizen portal.

BOARD OR COMMISSION RECOMMENDATION: On February 27, 2024, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[Draft PZ Minutes 02.27.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)

[Town Center District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Fiscal Analysis](#)
[Proposed Zoning Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)