



23-0062Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District to “C3” - Regional Commercial District, Located Approximately 1,750 Feet East of North Lake Forest Drive and on the North Side of US 380 (West University Drive)

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: September 26, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, Planner II
Caitlyn Strickland, 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 October 2, 2023 meeting.

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

APPLICATION SUBMITTAL DATE: July 24, 2023 (Original Application)
August 23, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 5.40 acres of land, generally for commercial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land

North	"PD" - Planned Development District (Single Family Residential Uses)	Undeveloped Land
South	"PD" - Planned Development District (Light Industrial Uses)	Undeveloped Land
East	"AG" - Agricultural District (Agricultural Uses)	Third Monday Trade Days
West	"PD" - Planned Development District (Commercial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant requests to rezone the subject property generally for commercial uses.

The subject property is situated along US 380 (West University Drive), which is designated as a Major Regional Highway in the city's Master Thoroughfare Plan. The US 380 corridor is suitable for regional commercial development and the proposed rezoning for commercial uses should be compatible with others surrounding it.

Each of the surrounding properties are either zoned or being actively used as commercial or light industrial uses. While the proposed zoning does not necessarily meet the comprehensive plan's placetype designation for the property of Professional Center, the proposed zoning still provides for a wide range of commercial and office uses, which still supports the vision established for this area.

As such, Staff recommends approval of the proposed rezoning.

CONFORMANCE TO ONE MCKINNEY 2040: 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 "diverse 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 Medical District and is designated as the Professional Center placetype.

The Professional Center Placetype generally provides for office uses and jobs that keep people in the city during normal working hours. A Professional Center is typically well landscaped and provides opportunities for small general offices, as well as larger employment uses such as corporate headquarters, institutional facilities and medical campuses. More intense professional uses are typically seen near major transportation corridors, while smaller developments are typically within residential areas and are supportive in nature.

- 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 established criteria (below) to be considered compatible with the Land Use Diagram. The proposed rezoning request **does not align** with the Professional Center placetype of the Medical District. In order to be considered compatible with the comprehensive plan, the project should meet a majority of the established criteria below:

1. Help McKinney achieve the Comprehensive Plan's Vision and Guiding Principles;
2. Advance the District's intent;
3. Demonstrate compatibility with the District's identity and brand;
4. Include uses compatible with the Land Use Diagram;
5. Leverage and protect natural and built amenities and infrastructure;
6. Strengthen or create connections to activity centers within and beyond the District;
7. Create a positive fiscal impact for the City through the timeframe of the Plan (2040);
8. Demonstrate that the project's travel demand estimates can be accommodated by the planned transportation network;
9. Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities; and
10. Demonstrate that the life-cycle costs to the public of constructing, maintaining and operating infrastructure included in the project is consistent with this plan's [Comprehensive Plan] fiscal responsibility policies.

Although the proposed zoning of "C3" - Regional Commercial District does not strictly align with the placetype designation of the comprehensive plan, Staff feels that the commercial zoning still offers a wide range of commercial and office uses that support a majority of the established decision making criteria and the intent of the Medical District. As such, the request can be considered compatible with the Comprehensive Plan.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal

benefit of \$325,413 for the 5.40-acre property and 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, Staff has not received any citizen comments through the online citizen portal.

On September 12, 2023, the Planning and Zoning Commission voted 6-0-1 (Commission Member Woodruff abstained) to table the item and close the public hearing indefinitely.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Medical District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Zoning Exhibit](#)

[Metes and Bounds](#)

[Presentation](#)