

23-0058Z4



**TITLE:** 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 at 4050 West University Drive, 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:** October 2, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, AICP, Planning Manager  
Jake Bennett, Planner II

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

**APPLICATION SUBMITTAL DATE:** July 17, 2023 (Original Application)  
August 7, 2023 (Revised Submittal)  
August 25, 2023 (Revised Submittal)

**ITEM SUMMARY:** The applicant requests to rezone approximately 22.16 acres of land, generally for commercial uses.

**EXISTING ZONING AND LAND USES:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” - Planned Development District (Commercial and Multi-Family Residential Uses)	Undeveloped Land
North	“PD” - Planned Development District (Single Family Residential Uses)	Painted Tree Lakeside South, 1B Subdivision

South	“C2” - Local Commercial District, “BG” - General Business District, “ML” - Light Manufacturing District, “PD” - Planned Development District, “AG” - Agricultural District (Commercial, Light Industrial, and Agricultural Uses)	Shopping Center, Plant Nursery, Vehicle Repair, Office
East	“C2” - Local Commercial District and “C3” - Regional Commercial District (Commercial Uses)	Undeveloped Land
West	“PD” - Planned Development District (Commercial Uses)	Third Monday Trade Days

**PROPOSED ZONING:** The applicant requests to rezone the subject property from “PD” - Planned Development District to “C2” - Local Commercial District, generally for commercial uses.

Currently, the southern portion of the property is zoned for commercial uses that align with the “C2” - Local Commercial District, while the northern portion allows multi-family residential uses. The southern portion is currently being developed for commercial uses and other surrounding properties are also zoned for commercial uses. Given the property’s location along US 380 and the developing commercial projects surrounding the site, staff feels the rezoning for commercial uses is compatible with the area.

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.

Per the Preferred Scenario, the subject property is designated as the Professional Center placetype and is within the Medical District. Other placetypes included in this district are Neighborhood Commercial, Urban Living, and Suburban Living.

- 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 rezoning request does not strictly align with the placetype designation fo Professional Center, Staff feels that it meets a majority of the established criteria above to be considered compatible with the comprehensive plan.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$1,325,755 for the 22.16-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 7-0-0 to table the item and continue the public hearing to the September 26, 2023 meeting.

On September 19, 2023, the City Council voted 6-0-0 to table the item and continue the public hearing to the October 2, 2023 meeting.

**BOARD OR COMMISSION RECOMMENDATION:** On September 26, 2023, the Planning and Zoning Commission voted **7-0-0** to recommend approval of the proposed rezoning.

**SUPPORTING MATERIALS:**

[PZ Minutes 09.12.pdf](#)  
[Draft PZ Minutes 09.26.2023](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Medical District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2021-10-107](#)  
[Proposed Ordinance](#)  
[Exhibits A-C](#)  
[Presentation](#)