



22-0087Z2

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 on the Southwest Corner of Virginia Parkway and South Independence Parkway, 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: September 20, 2022

DEPARTMENT: Development Services - Planning Department

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

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

APPLICATION SUBMITTAL DATE: July 5, 2022 (Original Application)
August 16, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.499 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 (Office Uses)	Undeveloped Land
North	City of McKinney ETJ	Undeveloped Land
South	“PD” - Planned Development District (Single Family Residential)	Valor Point, Phase II of the Reserve at Westridge
East	City of McKinney ETJ	Undeveloped Land

West	"PD" - Planned Development District (Single Family Residential)	Valor Point, Phase II of the Reserve at Westridge
------	--	--

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" - Planned Development District to "C2" - Local Commercial District generally to allow for commercial uses.

Although the current zoning on the property allows for commercial uses, the applicant has indicated the desire to construct and operate an office and day-care facility on the site. Under the current "PD" - Planned Development District zoning, the day-care use is not permitted.

The subject property is located at the hard-corner of two major arterial roadways, which are proposed to be 6-lanes. Staff feels that the proposed commercial uses, including the day-care and office uses are appropriate for this location and should be compatible with the existing single family uses that surround the site.

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

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 "PLACES (to Live, Work, Play, & Visit)" established by the Comprehensive Plan. In particular, the proposed request has the potential to ensure that "today's neighborhoods remain vibrant and desirable places that meet the needs of existing residents and appeal to future residents."
- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Established Community District and is designated as the Suburban Living placetype.

Suburban Living is found in close proximity to neighborhood commercial and commercial centers. Suburban Living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. These neighborhoods generally feature a subdivision

layout. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living areas are consistently less than ½ acre.

- **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 Suburban Living placetype of the Established Community District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.

While the Suburban Living placetype primarily calls for single family residential uses, neighborhood commercial uses are also contemplated at appropriate locations to offer small-scale and supporting commercial developments compatible with residential neighborhoods.

- **Fiscal Model Analysis:** The attached fiscal analysis shows a positive fiscal benefit of \$149,007 for the 2.5 acre property, which should contribute to achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any letters in support of or opposition to this request. 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.

BOARD OR COMMISSION RECOMMENDATION: On August 23, 2022, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed zoning request.

SUPPORTING MATERIALS:

[PZ Minutes 08.23.pdf](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Established Community District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 2001-02-024](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)