



24-0048Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “C1” - Neighborhood Commercial District, Located at 5353 Virginia 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: July 9, 2024

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 August 6, 2024 meeting.

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

APPLICATION SUBMITTAL DATE: May 13, 2024 (Original Application)
June 3, 2024 (Revised Submittal)
June 10, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 5.575 acres of land to the “C1” - Neighborhood Commercial District.

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	"PD" - Planned Development District (Residential Uses)	Brookview Subdivision
South	"PD" - Planned Development District (Residential Uses)	Stone Brook Crossing Subdivision
East	"PD" - Planned Development District (Office Uses)	Office
West	"C1" - Neighborhood Commercial District (Commercial Uses)	Legend of McKinney Assisted Living Facility

PROPOSED ZONING: The applicant requests to rezone the subject property to "C1" - Neighborhood Commercial District.

The uses permitted in the proposed "C1" District are very similar to the existing "PD". In fact, multiple uses permitted in the existing "PD" would be prohibited or require approval of a Specific Use Permit (SUP) to develop under the "C1" standards. Other development standards, such as height, setbacks, and landscaping requirements, are nearly identical amongst the existing and proposed zoning. The applicant's request to rezone the property is generally to modify development standards related to building size, as the current "PD" zoning limits the maximum size of individual buildings to 15,000 square feet.

The subject property is situated at the southeast corner of Crutcher Crossing and Virginia Parkway, a 6-lane, Major Arterial Roadway. This signalized intersection offers favorable ingress and egress for the site. This location is also consistent with others zoned "C1" - Neighborhood Commercial District around the city, including the property at the southwest corner of Crutcher Crossing and Virginia Parkway.

The subject property is also separated from the single family residential neighborhood by a creek and densely treed area along the southern property line. In addition to the natural buffer, all non-residential uses to develop on the subject property will be required to meet the City's screening and buffering requirements. It should be noted that the existing "PD" zoning on the property stipulates that the creek along the southern property line be preserved. Under the proposed "C1" - Neighborhood Commercial zoning district, the developer may submit a floodplain reclamation study to alter the floodplain, but they will not be permitted to negatively impact the creek.

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 “Places (to Live, Work, Play, & Visit)” established by the Comprehensive Plan. In particular, the proposed request has the potential to support 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 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 plan’s established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request **aligns** with the Professional Center placetype of the Established Community 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 \$239,970 for the 5.575-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 one letter 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.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letter of Opposition](#)

[Comprehensive Plan Maps](#)

[Established Community District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 2017-04-041](#)

[Proposed Zoning Exhibit](#)

[Metes and Bounds](#)

[Presentation](#)