



21-0058Z

TITLE: Conduct a Public Hearing to Consider / Discuss / Act on a Request to Rezone the Subject Property from “BG” - General Business District, “AG” - Agricultural District and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District, Located at Southwest Corner of U.S. Highway 380 (University Drive) and Bois D’Arc Road

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: June 8, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Joe Moss, Planner I
Caitlyn Strickland, 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 July 6, 2021 meeting.

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

APPLICATION SUBMITTAL DATE: April 19, 2021 (Original Application)
May 12, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.0737 acres of land to the “C2” - Local Commercial District, generally for commercial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
----------	---------------------------------------	-------------------

Subject Property	"BG" General Business District (Commercial Uses), "AG" Agricultural District (Agricultural Uses)	Undeveloped Land, Single Family Residential
North	"BG" General Business District (Commercial Uses),	Undeveloped Land
South	"AG" Agricultural District (Agricultural Uses)	Undeveloped Land
East	"C2" Local Commercial District (Commercial Uses)	380 Commons Shopping Center
West	"BG" General Business District (Commercial Uses), "AG" Agricultural District (Agricultural Uses)	DRM Realty LP, Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property, which is comprised of three lots, generally for commercial uses. Two of the lots face Bois D'arc Road and are currently zoned "AG" Agricultural District. These two lots total approximately 1 acre in size. The remaining lot is located on the corner of Bois D'arc and University Drive (U.S. Highway 380) and is currently zoned "BG" General Business District. This lot is approximately 1.074 acres in size.

The applicant is requesting to rezone all 3 lots (a total of approximately 2.0737 acres) to the "C2" - Local Commercial District. This is a medium intensity commercial district most often found at arterial intersections; however it is also often found farther from intersections and along major thoroughfares such as U.S. Highway 75, State Highway 121, and U.S. Highway 380 (University Drive).

Although the intersection of U.S. 380 (University Drive) and Bois D'arc is not a prominent intersection, staff is still of the opinion that the proposed rezoning request should be compatible with the surrounding around because of its proximity to existing medium intensity commercial districts to the north, east, and west, and the frontage of the site on U.S. Highway 380 (University Drive). As such, we recommend approval of the 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 illustrate 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 Collin Crossing District and is designated as the Urban Living Placetype. Urban Living supports a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although the Urban Living placetype is intended to provide a range of housing options that offer choices for McKinney residents, it also calls for local commercial, retail and services to serve the surrounding neighborhoods.
- 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 urban living placetype of the Collin Crossing District and 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 \$123,598 for the 2.0737 acre property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
 - The proposed zoning roughly doubles projected revenues from the existing zoning.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)
[Comprehensive Plan Maps Package](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds Exhibit](#)
[Layout Exhibit- Informational Only](#)
[Presentation](#)