21-0005Z8

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District, “AG” - Agricultural District, and “CC” - Corridor Commercial Overlay District to "C2" - Local Commercial District and “CC” - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Meadow Ranch Road, 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: November 2, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager

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

APPLICATION SUBMITTAL DATE: January 11, 2021 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 4.00 acres of land to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District, 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), “PD” - Planned Development District Ordinance No. 1998-11-63 (Office Uses), and “CC” - Corridor Commercial Overlay District	Single Family Residence and Cornerstone Offices
North	“PD” - Planned Development District Ordinance No. 2012-08-037 and “CC” - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
South	“AG” - Agricultural District and “CC” - Corridor Commercial Overlay District (Agricultural Uses)	Meadow Ranch Subdivision
East	“PD” - Planned Development District Ordinance No. 1992-02-01 and “CC” - Corridor Commercial Overlay District (Light Manufacturing Uses)	Single Family Residence
West	“PD” - Planned Development District Ordinance No. 2002-05-050 and “CC” - Corridor Commercial Overlay District (Commercial Uses)	380 West Animal Hospital

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “AG” - Agricultural District, “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District, generally for commercial uses. Under the existing zoning on the property, the northern portion of the tract (approximately 2 acres) allows for development of office uses, while the southern portion of the tract is currently for agricultural uses.

The applicant requests that both lots be rezoned to the “C2” - Local Commercial District to allow for commercial uses. Given that the property is fronting onto US Highway 380, which is a major regional highway and that adjacent properties also along US 380 are expected to develop for non-residential uses, Staff is of the professional opinion that the rezoning request is appropriate and will be compatible with the surrounding uses. 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 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 "[…] 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 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 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 Medical District, is in conformance with the Land Use Diagram, and should be compatible with the surrounding properties.

  While the proposed zoning district of "C2" - Location Commercial District predominately allows for retail commercial uses, it also allows for office uses, which is generally supportive of the vision and goals of the Medical District and the Professional Center placetyple. As such, Staff feels comfortable that the proposed request aligns with the land use diagram of the Comprehensive Plan.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of $238,411 for the 4-acre property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:

  - The proposed zoning is expected to provide nearly double the potential development value than the current zoning.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received 43 letters

of opposition and 4 letters of support for this request. As well, Staff has also received an official written protest. As of the publishing of this agenda, the submitted protest includes validated signatures from property owners representing 26.5% of the total area within 200' of the subject property. As such, the submitted protest meets the 20% requirement for a supermajority vote (6 of 7) by City Council for approval of this rezoning request.

BOARD OR COMMISSION RECOMMENDATION: On February 9, 2021, the Planning and Zoning Commission tabled the item and continued the public hearing to the February 23, 2021 meeting by a vote of 6-0-1, Vice-Chairman Mantzey abstained.

On February 23, 2021, the Planning and Zoning Commission tabled the item and continued the public hearing to the March 9, 2021 meeting per the applicant's request by a vote of 7-0-0.

On March 9, 2021, the Planning and Zoning Commission voted to approve the item by a vote of 7-0-0.

On April 6, 2021, the City Council voted to close the public hearing and table the item.

On September 7, 2021, the City Council voted to continue the public hearing and table the item until the October 4th meeting.

On October 4, 2021, the City Council voted to continue the public hearing and table the item until the November 2nd meeting.

SUPPORTING MATERIALS:

PZ Minutes 022321
PZ Minutes 030921
PZ Minutes 020921
CC Minutes 040621
CC Minutes 090721
CC Minutes 100421
Location Map and Aerial Exhibit
Letter of Intent
Letters of Support
Letters of Opposition
Comprehensive Plan Maps
Medical District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Ex. PD Ord. No. 98-11-63
Proposed Ordinance

Proposed Exhibits A-C
Presentation