



21-0116Z3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “REC” - Regional Employment Center Overlay District to “C1” - Neighborhood Commercial District, Located at 4021 South Custer 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 16, 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: August 24, 2021 (Original Application)
September 27, 2021 (Revised Resubmittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 4.065 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 Ordinance No. 2010-10-040 (Office and Retail Uses), and “REC” - Regional Employment Center Overlay District	Single Family Residence

North	"PD" - Planned Development District Ordinance No. 2021-06-062 (Residential Uses)	Proposed Multifamily Uses
South	"PD" - Planned Development District Ordinance No 2008-09-097 (Residential Uses)	Rowlett Apartments
East	"PD" - Planned Development District Ordinance No. 2010-10-040 (Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2010-10-040 (Commercial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, generally for commercial uses. Under the existing zoning on the property, the tract allows for development of uses found under the "O-1" - Neighborhood Office District.

The applicant requests that the lot be rezoned to the "C1" - Neighborhood Commercial District to allow for commercial uses. Given the location of the subject property and its adjacency to other proposed commercial 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 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 Established Community 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 minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity 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 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 \$173,061 for the 4.065-acre property which should contribute to achieving an overall fiscal balance in the city.

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

BOARD OR COMMISSION RECOMMENDATION: On October 26, 2021, the Planning and Zoning Commission voted to approve this item by a vote of 7-0-0.

SUPPORTING MATERIALS:

[PZ Minutes 102621](#)
[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. 2010-10-040](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)