



21-0121Z2

**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 Approximately 250 Feet East of Coit Road and Approximately 250 Feet North of Virginia 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:** January 4, 2022

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager  
Kaitlin Sheffield, Planner II

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

**APPLICATION SUBMITTAL DATE:** September 1, 2021 (Original Application)  
October 14, 2021 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 2.7 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 2001-02-024 (Residential and Commercial Uses)	Undeveloped Land

North	"PD" - Planned Development District 2001-02-024 (Residential and Commercial Uses)	Ivy Kids of Coit
South	"PD" - Planned Development District 2001-02-024 (Residential and Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District 2001-02-024 (Residential and Commercial Uses)	The Highlands at Westridge
West	"PD" - Planned Development District 2001-02-024 (Residential and Commercial Uses)	Virginia Heights

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property from "PD" - Planned Development District to "C2" - Local Commercial District. Although the site is currently zoned for commercial uses under an existing PD - Planned Development District, the applicant has indicated a desire to rezone to a base zoning district of the City; "C2" - Local Commercial District, generally to allow for the development of a mini-warehouse facility (Advantage Self-Storage), in accordance with the "C2" Local Commercial District.

Given the site's location within an existing commercial center at the corner of two major arterials and the requests' alignment with the ONE McKinney 2040 Comprehensive Plan (discussed in more detail below), Staff is of the professional opinion that the rezoning request is appropriate and should help to further the commercial development potential of this property. 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 "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 Commercial Center placetype.

Commercial Center is characterized by big box stores or multi-tenant commercial uses. They are typically located at high volume intersections and along both sides of a highway or arterial. Commercial Centers are accessible primarily by one mode of travel, the automobile; though walkable pedestrian access should be encouraged wherever possible. Buildings are typically set back from the road behind large surface parking lots that may be prime locations for infill development.

- 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 Commercial 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 approximately \$160,920 for the 2.7 acre property and should contribute to achieving an overall fiscal balance in the city.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received 4 letters of support and no letters of opposition to this request.

**BOARD OR COMMISSION RECOMMENDATION:** On December 14, 2021, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed zoning request.

**SUPPORTING MATERIALS:**

[Draft PZ Minutes 12.14.2021](#)  
[Location Map and Zoning Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2001-02-024](#)  
[Ex. PD Ord. No. 1621](#)

[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)