



21-0126Z2

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 3755 South Lake Forest Drive, 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 7, 2021 (Original Application)
October 14, 2021 (Revised Submittal)
November 3, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 1.5 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 2014-01-001 (Commercial Uses)	Plaza on Lake Forest
North	"PD" - Planned Development District 2014-01-001 (Commercial Uses)	McKinney Dental

South	"PD" - Planned Development District 2014-01-001 (Commercial Uses)	Premier Care Internal Medicine
East	"PD" - Planned Development District 95-06-27 (Commercial and Residential Uses)	Eldorado Heights
West	"PD" - Planned Development District 98-09-49 (Residential Uses)	Eldorado Heights

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" - Planned Development District to "C1" - Neighborhood 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, generally to allow for the development of commercial uses in line with a modernized district including fitness club, dance studio, and animal boarding uses.

Given the site's location along an arterial roadway and the vision established for this area as part of 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 continue to allow for neighborhood services to the surrounding residents. 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 \$63,860 for the 1.5 acre property and should contribute to achieving an overall fiscal balance in the city. It is important to note that the net surplus of the Annual Operating Summary is the same for the existing zoning and the proposed zoning.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support or 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 Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2014-01-001](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)