



21-0063Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of Kickapoo Drive and Alma Road, and Accompany 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: April 26, 2021 (Original Application)
November 23, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 11.37 acres of land, generally for institutional/educational uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District	Undeveloped Land
North	"PD" - Planned Development District 2015-07-070 (Residential and Commercial Uses)	Westminster at Craig Ranch Addition

South	"PD" - Planned Development District 2014-07-049 (Residential and Commercial Uses)	The Trails at Craig Ranch
East	"PD" - Planned Development District 2014-07-048 (Commercial and Residential Uses)	The Greens at Stacy Crossing
West	"PD" - Planned Development District 2001-02-017 (Commercial and Residential Uses)	Wariner Addition

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District to develop an intermediate school for Frisco Independent School District. The current zoning on the subject property does not permit development of a school without the approval of a specific use permit. As such, the applicant is requesting to rezone the subject property to allow for development of the proposed intermediate school by right.

Given the site's location along a major arterial thoroughfare and the applicant's intent to develop an intermediate school on the subject property, Staff is of the professional opinion that the rezoning request is appropriate for this site. 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 "Investments (Creating Lasting Value)" established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "[...] public facilities, services and infrastructure that are located, timed and sized to meet the expected needs of current and future residents and businesses within the city."
- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Collin McKinney Commercial 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 Collin McKinney Commercial District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.
- Fiscal Model Analysis: Due to the nature of this request for a property owned by a public school district, Staff did not complete a fiscal analysis.

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

BOARD OR COMMISSION RECOMMENDATION: On December 14, 2021, the Planning and Zoning Commission voted 6-0-1 to recommend approval of the proposed zoning request. Vice-Chairman Mantzey stepped down on the item due to a possible conflict of interest.

SUPPORTING MATERIALS:

[Draft PZ Minutes 12.14.2021](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)