



21-0156Z2

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 “PD” - Planned Development District, Generally to Allow for Office Uses and to Modify the Development Standards, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen 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: 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 with the following special ordinance provisions:

1. The subject property shall be zoned “PD” - Planned Development District and shall be subject to the following special ordinance provision:
 - a. The subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: October 19, 2021 (Original Application)
November 19, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 4.8 acres of land, generally for office uses. Currently this site is zoned “PD” - Planned Development District and “REC” - Regional Employment Center Overlay District with a base zoning of “BG” - General Business District. The applicant has submitted this zoning request to modify the development standards for office developments including height and

landscape requirements. More information is detailed further below.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2003-05-050 (Residential, Retail and Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2009-12-086 (Single Family Residential Uses)	The Estates at Craig Ranch West
South	"SO" - Suburban Office District	Southern Hills Office Park
East	"PD" - Planned Development District Ordinance No. 2003-05-050 (Residential, Retail and Commercial Uses)	The Estates at Craig Ranch West
West	"PD" - Planned Development District Ordinance No. 2003-05-050 (Residential, Retail and Commercial Uses)	Artistry Seniors Residences at Craig Ranch

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for office uses and to modify the development standards, as further described below.

- Uses
 - Currently, the property is zoned "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District with a base zoning of "BG" - General Business District, which allows a variety of uses including office, office building, banks and financial institutions, school (public, private, or parochial), accessory buildings or uses, and parking incidental to the main use.
 - The applicant proposes to rezone the property to "PD" - Planned Development District with similar uses to those permitted within the "BG" - General Business District and those permitted within the city's "SO" - Suburban Office District. The applicant has indicated a desire to develop office uses on the site; however, a complete list of the allowed uses is attached to this staff report for your reference.
- Building Height
 - The zoning currently requires a minimum of two stories and a maximum of three stories.

- The applicant is requesting a maximum building height of three stories, not to exceed 55 feet for Parcel A identified on the attached zoning exhibit, and a maximum height of one story, not to exceed 25 feet, on Parcel B.
- Space Limits
 - The required setbacks for the subject property under the current zoning would follow the setbacks of the “BG” - General Business District.
 - The applicant is proposing similar space limit requirements to the city’s “SO” - Suburban Office District.
- Landscaping
 - Typically, a 30-foot landscape buffer is required parallel to the corner clip of two dedicated public streets. The applicant is requesting to reduce the landscape buffer requirement to 10 feet at the intersection of Collin McKinney Parkway and Piper Glen Road as well as the northwest corner of the subject property.
 - If a lot is a corner lot and one of the adjacent streets is considered a major thoroughfare, all frontages shall be required to observe a 20-foot landscape buffer. The applicant is requesting to reduce the size of the landscape buffer along Piper Glen Road to 10 feet.
- Exceptional Quality
 - Per Section 146-135 (Landscape Requirements) of the City’s Zoning Ordinance, all non-residential developments shall be required to plant one canopy tree per 40 linear feet of street frontage. The applicant is proposing to increase the required plantings to one canopy tree per 30 linear feet of street frontage.
 - Per Section 146-135 (Landscape Requirements) of the City’s Zoning Ordinance, at least 15 percent of the street yard in commercial developments shall be a permanent landscape area. As a provision of exceptional quality, the applicant is proposing to increase the required percentage to 30 percent.

Staff does not have any concerns with the proposed development regulations for this zoning request. The current zoning on the subject property already allows for a large variety of commercial uses and requires a minimum height of two-stories and a maximum height of three-stories. Given the site’s location at the corner of Collin McKinney Parkway and Piper Glen Road, Staff is of the professional opinion that the rezoning request is appropriate and should be compatible with the surrounding uses. 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 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: The attached fiscal analysis shows a positive fiscal benefit of approximately \$69,200 for the 4.8 acre property and should contribute to achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no 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 Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Collin McKinney Commercial District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 2003-05-050](#)

[Ex. PD Ord. No. 2001-02-017](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-D](#)

[Presentation](#)