



22-0100Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property From “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District, Located Approximately 575 Feet North of Craig Drive and on the West Side of U.S. Highway 75 (Central Expressway)

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: September 27, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Lexie Schrader, Planner I
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 18, 2022 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: August 15, 2022 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 1.86 acres of land, generally for commercial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"PD" - Planned Development District (Retail and office uses)	Undeveloped land
North	"PD" - Planned Development District (Commercial uses)	Springhill Suites Hotel
South	"PD" - Planned Development District (Retail and office uses)	Belk
East	"PD" - Planned Development District (Retail and office uses)	Barro's Pizza
West	"PD" - Planned Development District (Retail and office uses)	Shopping Center

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "PD" - Planned Development District to "C2" - Local Commercial District to allow for commercial uses. Although the current zoning on the property allows for commercial uses, the applicant has indicated the desire to construct and operate a kidney dialysis clinic on the site. Under the current "PD" - Planned Development District zoning, the proposed clinic is not permitted.

The request for "C2" - Local Commercial zoning on the subject property aligns with the Commercial Center placetype designation in the Comprehensive Plan and should be compatible with the adjacent existing commercial uses. Given the site's location along U.S. Highway 75 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 will help to continue to develop this portion of the highway with a list of modernized commercial uses.

Due to its conformance with the Comprehensive Plan designation and its compatibility with surrounding developments in a primarily commercial area, staff recommends approval of the zoning 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 “[...] new businesses and developments that support 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 \$113,245 for the 1.86 acre property, which should contribute to achieving an overall fiscal balance in the city.
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OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support and no letters of opposition to this request. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[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. 2002-06-058](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)