



22-0095Z

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 on the Southwest Corner of Eldorado Parkway and Stonebridge Drive

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: Kaitlin Sheffield, Senior Planner
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 1, 2022 (Original Application)
September 8, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 11.4 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 2005-10-110 (Commercial Uses)	Undeveloped Land

North	"PD" - Planned Development District 2003-02-015 (Office Uses), "PD" - Planned Development District 2008-08-076 (Commercial Uses)	Baybrooke Village Care and Rehab Center, Methodist McKinney Hospital
South	"PD" - Planned Development District 2005-10-110 (Commercial Uses)	Anthology of Stonebridge
East	"PD" - Planned Development District 2005-11-114 (Commercial Uses)	Undeveloped Land
West	"C2" - Local Commercial District	Undeveloped Land

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, generally to allow for the development of commercial uses in line with a modernized district.

Given the site's location on the corner of two Greenway arterial roadways and the surrounding commercial uses, Staff is of the professional opinion that the rezoning request is appropriate and will help to develop this property for commercial uses. As such, Staff recommends approval of the proposed rezoning request.

Although Staff is supportive of the proposed commercial uses in this location, we do have concerns that only rezoning a portion of this tract will leave the remainder of this property desirable for multi-family uses given the shape and access to the site. The subject property is currently zoned for commercial uses; however, Staff is not supportive of a request for multi-family in this location and does not align with the Professional Center placetype in the ONE McKinney 2040 Comprehensive Plan.

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 Professional Center placetype.

Professional Center generally provides for office uses and jobs that keep people in the city during normal working hours. A Professional Center is typically well landscaped and provides opportunities for small general offices, as well as larger employment uses such as corporate headquarters, institutional facilities and medical campuses. More intense professional uses are typically seen near major transportation corridors, while smaller developments are typically within residential areas and are supportive in nature.

- 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 Professional 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: A fiscal analysis has not been provided as this zoning request does not change the uses or density that is currently permitted on the subject property.

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

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2005-10-110](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)