



21-0107Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone a Portion of the Subject Property from “PD” - Planned Development District and to “C2” - Local Commercial District and Zone a Portion of the Subject Property to “C2” - Local Commercial District, Located on the Southeast Corner of Ridge Road and Wilmeth Road

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: November 8, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, CNU-a, 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 December 6, 2022 meeting.

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

APPLICATION SUBMITTAL DATE: August 3, 2021 (Original Application)
August 22, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone/zone the subject property for local commercial uses. A portion of the subject property (approximately 2.6419 acres) is currently located in the city limits, while the remainder (approximately 1.0989 acres) is currently located in McKinney’s Extraterritorial Jurisdiction (ETJ).

An associated voluntary annexation request (21-0009A) for the 1.09 acres of land will be considered by the City Council at the December 6, 2022 meeting.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2013-12-113 (Commercial Uses) and McKinney ETJ	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2013-12-113 (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2013-12-113 (Residential Uses)	Wilmeth Ridge South Addition
East	"PD" - Planned Development District Ordinance No. 2013-12-113 (Residential Uses)	Wilmeth Ridge South Addition
West	"PD" - Planned Development District Ordinance No. 2013-12-113 (Commercial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone approximately 2.64 acres (currently located in the city limits) from "PD" - Planned Development District to "C2" - Local Commercial District. The applicant is also requesting to zone approximately 1.09 acres (currently located in the ETJ) to "C2" - Local Commercial District upon annexation into the city limits, generally for commercial uses.

The request for commercial zoning on the subject property aligns with the Suburban Living placetype designated in the comprehensive plan and should provide much needed neighborhood services for the existing and proposed surrounding uses on the hard corner of two major arterial roadways. The current zoning for the portion of the subject property that is within the city limits follows the "BG" - General Business legacy district, which is similar to the modern day "C2" - Local Commercial District being requested.

As such, Staff recommends approval of the proposed rezoning and 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 zoning and 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 Medical District and is designated as the Suburban Living placetype.

Suburban Living is found in close proximity to neighborhood commercial and commercial centers. Suburban Living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. These neighborhoods generally feature a subdivision layout. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living areas are consistently less than ½ acre.

- 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 Suburban Living placetype of the Medical 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 \$222,000 for the 3.7-acre property, which should contribute to achieving an overall fiscal balance in the city. The proposed request is also poised to capture a significant share of the commercial (retail) market for the Medical District. It should be noted that the “Existing Zoning” section of the Fiscal Analysis is reflective of the fact that a portion of the subject property is currently outside the city limits.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support or 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(s), 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](#)

[Medical District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 2013-12-113](#)

[Proposed Zoning Exhibit](#)

[Metes and Bounds](#)

[Presentation](#)