



23-0004Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "C2" - Local Commercial District, Located at 2111 County Road 856

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: April 11, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, 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 April 18, 2023 meeting.

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

APPLICATION SUBMITTAL DATE: January 17, 2023 (Original Application)
January 24, 2023 (Revised Submittal)
January 27, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to zone approximately 2.00 acres of land, generally for commercial uses.

An associated voluntary annexation request (23-0001A) has been submitted and will be considered by the City Council at the April 18, 2023 meeting.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	McKinney ETJ	Single Family Residential
North	McKinney ETJ	Single Family Residential
South	"C2" - Local Commercial District	Commercial Uses
East	"AG" - Agricultural District and McKinney ETJ	Single-Family Residential and Undeveloped Land
West	"C2" - Local Commercial District	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to zone the subject property generally for commercial uses.

The request for commercial zoning on the subject property aligns with the Commercial Center placetype designation in the comprehensive plan and should be compatible with the existing and proposed surrounding uses. As such, Staff recommends approval of the proposed zoning request.

CONFORMANCE TO ONE MCKINNEY 2040: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and Land Use Diagram establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes.

Per the Preferred Scenario, the subject property is designated as the Commercial Center placetype and is within the Northridge District. Other placetypes included in this district are Neighborhood Commercial, Urban Living, Suburban Living, and Estate Residential.

- Guiding Principles: The proposed rezoning request is generally in conformance with 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."
- Land Use Diagram Compatibility: In evaluating development requests, the City should determine that a project meets the majority of the established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request aligns with the Commercial Center placetype of the Northridge District. Furthermore, the proposed request of "C2" - Local Commercial District should be compatible with the surrounding properties and placetypes, including Suburban Living and Estate Residential placetypes.
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$120,523 for the 2.00-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 to this request and no letters of opposition. 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 Hearings, Staff has not received any citizen comments through the online citizen portal.

BOARD OR COMMISSION RECOMMENDATION: On March 28, 2023, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the April 11, 2023 Planning and Zoning Commission meeting.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Northridge District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Metes and Bounds Description](#)

[Proposed Zoning Exhibit](#)

[Presentation](#)