CITY OF McKINNEY, TEXAS

Legislation Details (With Text)

File #:	22-0107Z	**Name:**	Timory Tract C1 Rezone
Type:	Agenda Item	**Status:**	Approved
		In control:	Planning & Zoning Commission
On agenda:	9/27/2022	**Final action:**	9/27/2022

Title: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located approximately 900 Feet West of Hardin Boulevard and on the North Side of Virginia Parkway

Indexes:

Attachments: 1. Location Map and Aerial Exhibit, 2. Letter of Intent, 3. Comprehensive Plan Maps, 4. Established Community District, 5. Placetype Definitions, 6. Fiscal Analysis, 7. Land Use Comparison Table, 8. Proposed Zoning Exhibit, 9. Metes and Bounds, 10. Presentation

Date	Ver.	Action By	Action	Result
9/27/2022	1	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located approximately 900 Feet West of Hardin Boulevard and on the North Side of Virginia Parkway

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: 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 October 18, 2022 meeting.

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

APPLICATION SUBMITTAL DATE: August 29, 2022 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately .67 acres of land, generally for neighborhood commercial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
North	"PD" - Planned Development District (Commercial and Single Family Uses)	City of McKinney Water Tower
South	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District (Commercial and Single Family Uses)	City of McKinney Water Tower
West	"PD" - Planned Development District (Single Family Uses)	Inwood Hills #1 Subdivision

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "AG" - Agricultural district to "C1" - Neighborhood Commercial district, generally for low intensity commercial uses.

Given its midblock location on a major arterial roadway, Staff feels that the low intensity of the proposed neighborhood commercial zoning is appropriate for the area and should remain compatible with the adjacent residential uses to the east and west.

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 PLACES (to Live, Work, Play, & Visit) established by the Comprehensive Plan. In particular, the proposed request has the potential to ensure that "today's neighborhoods remain vibrant and desirable places that meet the needs of existing residents and appeal to future residents."

- 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 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 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 $28,524 for the 0.67 acre property, which should contribute to achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any letters of support or opposition of 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.