



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 24-0011Z, Version: 1

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agriculture District and “HC” - Highway Commercial Overlay District to “C3” - Regional Commercial District, “MF30” - Multi-Family Residential District, and “HC” - Highway Commercial Overlay District, Located Approximately 450 Feet East of Terry Lane and on the South Side of West University 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: March 12, 2024

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, Planner II
Caitlyn Strickland, AICP, 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 2, 2024 meeting.

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

APPLICATION SUBMITTAL DATE: January 22, 2024 (Original Application)
February 15, 2024 (Revised Submittal)
February 22, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 5.017 acres of land, generally for commercial uses, and approximately 32.238 acres of land, generally for multi-family residential uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	Agriculture District (Agricultural Uses)	Agricultural and Undeveloped Land
North	“AG” - Agriculture District and “PD” - Planned Development District (Commercial and Industrial Uses)	Third Monday Trade Days and Undeveloped Land

South	"PD" - Planned Development District (Single Family Residential Uses)	Hardin Village Phase 1
East	"PD" - Planned Development District (Multi-Family Residential Uses)	Multi-Family Residential Development
West	"AG" - Agriculture District (Agricultural Uses)	Single Family Residence

PROPOSED ZONING: The applicant requests to rezone the subject property generally for commercial and multi-family residential uses. As proposed, 5.017 acres of the subject property would be zoned C3 - Regional Commercial District and 32.238-acres of the subject property would be zoned MF30 - Multi-Family Residential District, as further described below.

"C3" - Regional Commercial (Commercial Uses)

- Currently, the subject property is zoned "AG" - Agriculture District. The applicant proposes to rezone a 5.017-acre portion of the property with frontage along US Highway 380 (University Drive) to the "C3" - Regional Commercial District.
- Given that the frontage along US Highway 380 (University Drive) between Lake Forest Drive and US Highway 75 is primarily characterized by a variety of medium to higher intensity commercial zoning districts and uses, the request for "C3" - Regional Commercial District is fitting for the surrounding area.
- The proposed area for commercial uses also aligns with the general footprints and depths of the commercially-zoned properties adjacent to the subject property.
- With these things in mind, Staff is supportive of the proposed commercial zoning on the 5.017-acre portion of the subject property.

"MF30" - Multi-Family Residential (Residential Uses)

- Currently, the subject property is zoned "AG" - Agriculture District. The applicant requests to rezone the 32.238-acre portion of the property south of the proposed commercial uses to "MF-30" - Multi-Family Residential District.
- Knowing that this particular area of the US Highway 380 (University Drive) corridor is already home to a variety of higher intensity commercial and residential uses, Staff is comfortable that the additional multi-family residential uses will be complimentary to the area.
- In addition, the multi-family uses and relatively wide floodplain should act as a buffer between the commercial frontage of US Highway 380 (University Drive) and transition to the single family residential uses south of the subject property.
- With these things in mind, Staff is supportive of the proposed multi-family residential zoning on the 32.238-acre portion of the subject property.

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 “Private development, public investments, and community engagement support the people of McKinney by making available housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives.”
- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Collin Crossing District and is designated as the Urban Living placetype.

The Urban Living placetype supports a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity neighborhoods.

- 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 Urban Living placetype of the Collin Crossing 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 \$258,585 for the 37.255-acre property, which should contribute to 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 or Commission. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any comments through the online comment portal.