

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Michael Quint, Director of Planning

**CITY COUNCIL GOAL:** Direction for Strategic Growth

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Zone Less than 675 Acres of Land to “AG” – Agricultural District, Generally Located At and Around the Intersection of Trinity Falls Parkway (F.M. 543), Laud Howell Parkway (F.M. 543 Connector), and Central Expressway (U.S. Highway 75)

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the July 21, 2015 meeting.

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

**ITEM SUMMARY:** The City of McKinney is proposing to zone approximately 675 acres of land that was recently annexed into the City’s corporate limits. More specifically, on May 5, 2015 and June 16, 2015, the City Council approved the annexation of approximately 675 acres of land into the City’s corporate limits however the land was not zoned at that time. The subject property will be zoned “AG” – Agricultural District if this proposed zoning request is approved by the City Council. The proposed “AG” zoning is intended to be a temporary zoning district. When the properties included in this zoning are ready for development, another rezoning request will likely be submitted for a future City Council’s consideration and action.

**ZONING NOTIFICATION SIGNS:** The City of McKinney has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: Annexed but currently unzoned

North “ETJ” – Extraterritorial Jurisdiction Undeveloped Land

South “PD” – Planned Development District Undeveloped Land

Ordinance No. 2013-07-065; “PD” – Planned Development District Ordinance No. 1640; “ETJ” – Extraterritorial Jurisdiction; and “CC” – Corridor Commercial Overlay District

East	“ETJ” – Extraterritorial Jurisdiction	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 1642 (commercial uses); “ETJ” – Extraterritorial Jurisdiction; and “CC” – Corridor Commercial Overlay District	Undeveloped Land

**PROPOSED ZONING:** The City of McKinney is proposing to zone approximately 675 acres of recently annexed land to “AG” – Agricultural District. It is anticipated that this zoning will remain until development plans are proposed. At that time, another rezoning request will likely be necessary in order to develop the property for long-term uses.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Future Land Use Plan (FLUP) designates the subject property for office park and floodplain uses. The FLUP modules diagram designates the subject property as office park and floodplain within an area with minimal development. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- Comprehensive Plan Goals and Objectives: The proposed zoning request does not conflict with the City’s goals and objectives.
- Conformance with Desired Land Uses Mix: The proposed zoning request will not negatively impact the desired land uses mix in the area.
- Locational Criteria: The proposed zoning request does not conflict with any applicable locational criteria.
- Compliance with Community Form: The proposed zoning request does not conflict with any community form standards.
- Impact on Infrastructure: The proposed zoning request will not negatively impact the infrastructure in the area.
- Impact on Public Facilities/Services: The proposed zoning request will not negatively impact public facilities or services.
- Compatibility with Existing and Potential Adjacent Land Uses: The proposed zoning request will not negatively impact the existing or potential adjacent land uses.

- Timing of Zoning Request: The proposed zoning request does not pose and conflicts insofar as timing of development goes.
- Fiscal Analysis: A fiscal impact analysis was not generated for this rezoning request because the proposed zoning designation is not indicative of the zoning district that will be in place on the property in the long term.

**CONFORMANCE TO THE MASTER PARK PLAN (MPP):** The proposed zoning request does not conflict with the Master Park Plan.

**CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP):** The proposed zoning request does not conflict with the Master Thoroughfare Plan.

**CONFORMANCE TO THE MULTI-FAMILY POLICY:** The proposed zoning request does not conflict with the Multi-Family Policy.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments or phone calls in support of or opposition to this request.