

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Senior Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of DFA, Ltd., for Approval of a Request to Rezone Approximately 3.20 Acres from “AG” – Agricultural District to “ML” – Light Manufacturing District, Located Approximately 370 Feet South of Wilmeth Road and on the West Side of State Highway 5 (McDonald Street).

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the July 17, 2012 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provision:

1. The subject property develop in accordance with Section 146-90 “ML” – Light Manufacturing District of the Zoning Ordinance, and as amended.

APPLICATION SUBMITTAL DATE: Jun 11, 2012 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 3.2 acres of land, located just north of the Oak Hollow municipal golf course from “AG” – Agricultural District to “ML” – Light Manufacturing District. The applicant has indicated that they plan to develop a series of office/warehouse buildings on the subject property.

PLATTING STATUS: The subject property is currently unplatted. A record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

ZONING NOTIFICATION SIGNS: The applicant 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: “AG” – Agricultural District

North “BG” – General Business District

Single Family Residence

South	“PD” – Planned Development District Ordinance No. 2003-05-052 (golf course uses)	Oak Hollow municipal golf course
East	“AG” – Agricultural District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2003-05-052 (golf course uses)	Oak Hollow municipal golf course

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “AG” – Agricultural District to “ML” – Light Manufacturing, generally for industrial uses. The applicant has indicated that they plan to develop a series of office/warehouse buildings on the subject property. Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for golf course uses. The reason for this land use designation is due to the subject property’s adjacency to the Oak Hollow golf course and the FLUP’s macro view of land uses. The subject property does not need to be developed as a golf course in order to be in compliance with the vision of the Comprehensive Plan. The FLUP modules diagram designates the subject property as industrial within a significantly developed area. 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 rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of “Economic Development Vitality for a Sustainable and Affordable Community” through the stated objective of the Comprehensive Plan, a “balanced development pattern.”
- **Specific Area Plans or Studies:** There are no specific area plans or studies for the subject property.
- **Impact on Infrastructure:** The proposed rezoning request should have no negative impact on the existing and planned water, sewer and thoroughfare plans in the area. The Comprehensive Plan designates the subject property generally for industrial purposes. The water master plan, sewer master plan, and master thoroughfare plan are all based on the anticipated land uses as shown on the Future Land Use Plan.
- **Impact on Public Facilities/Services:** The proposed rezoning request should have no negative impact on public services, such as schools, fire and police,

libraries, parks and sanitation services. The Comprehensive Plan designates the subject property generally for industrial purposes. Similar to infrastructure, public facilities and services are all planned for based on the anticipated land uses shown on the Future Land Use Plan.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for commercial, golf course, and agricultural uses. Given the subject properties location within an industrial land use module, the proposed rezoning request should be compatible with existing and potential adjacent land uses.
- Fiscal Analysis: The attached fiscal analysis details a positive net cost benefit of \$18,842 using the full cost method. The full cost method of calculating public service cost is useful for citywide modeling and forecasting. This method takes the entire city budget into account, including those costs that cannot be attributed to any one project such as administrative costs and debt service on municipal bonds. Because the full cost method takes into account all costs, it is useful in tracking the city budget to determine if the citywide tax revenue is sufficient to pay for the operating costs to the city.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of industrial land uses in the area.

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

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

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

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Fiscal Analysis
- PowerPoint Presentation