

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Jennifer Arnold, Planning Manager

**FROM:** Neil Rose, GIS Planner

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Zone Less than 400 Acres of Land to “AG” – Agricultural District, Generally Located in an Area East of the McKinney National Airport and Along the Eastern North-South Section of Enloe Road from an Area Situated Approximately 2,900 Feet South of U.S. Highway 380 and Approximately 3,900 Feet East of Airport Road and Extending in a Southerly Direction to an Area Situated South Along Either and/or Both Sides of the East-West Section of C.R. 722 and in an Area East of the McKinney National Airport and Along the Southern East-West Section of F.M 546 from an Area Situated Approximately 3,900 Feet East of Airport Road and Extending in a Southerly Direction to an Area Situated South Along Either and/or Both Sides of the North-South Section of C.R. 317

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the April 19, 2016 meeting.

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

**ITEM SUMMARY:** The City of McKinney is proposing to zone approximately 400 acres of land that is currently being considered for annexation into the City’s corporate limits. The City Council is expected to take action on the proposed annexation at the April 19, 2016 City Council meeting. If the anticipated annexation and proposed zoning request is approved by City Council, the subject property will be zoned “AG” – Agricultural District. 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 future 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.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
<b>Subject Property:</b> Northern Portion	“ETJ” – Extra Territorial Jurisdiction	Undeveloped Land
North	“ETJ” – Extra Territorial Jurisdiction	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1680 (industrial uses); “ETJ” – Extra Territorial Jurisdiction	Undeveloped Land
East	“ETJ” – Extra Territorial Jurisdiction	Undeveloped Land
West	“AP” – Airport District Ordinance No. 2003-09-076; “PD” – Planned Development District Ordinance No. 1898 (industrial uses)	McKinney National Airport; Undeveloped Land

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
<b>Subject Property:</b> Southern Portion	“ETJ” – Extra Territorial Jurisdiction	Single Family Residences; Industrial Uses; Church; Soccer Fields; and Undeveloped Land
North	“ML” – Light Manufacturing District; “ETJ” – Extra Territorial Jurisdiction	Undeveloped Land; Single Family Residences

South	“ETJ” – Extra Territorial Jurisdiction; Town of Fairview	Undeveloped Land; Single Family Residences; Floodplain
East	“ETJ” – Extra Territorial Jurisdiction	Undeveloped Land; Single Family Residences; Riverbend Sandler Pools field yard
West	“PD” – Planned Development District Ordinance No. 1576 (industrial uses); “AG” – Agricultural District; “ETJ” – Extra Territorial Jurisdiction	Undeveloped Land; Single Family Residences

**PROPOSED ZONING:** The City of McKinney is proposing to zone approximately 400 acres of land that is currently being considered for annexation into the City’s corporate limits. 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 airport industrial and industrial uses. The FLUP modules diagram designates the subject property as airport industrial and industrial within an area with minimal development. The Comprehensive Plan lists factors to be considered when a zoning request is being considered within an undeveloped 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 any conflicts insofar as timing of development goes.
- Fiscal Analysis: A fiscal impact analysis was not generated for this zoning 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.

**ATTACHMENTS:**

- Location Map and Aerial Exhibit
- Comprehensive Plan Maps
- Land Use and Tax Base Summary
- Proposed Zoning Exhibit
- PowerPoint Presentation