

PLANNING & ZONING COMMISSION MEETING OF 09-27-16 AGENDA ITEM #16-260Z

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Brian Lockley, AICP, Planning Director

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” – Agricultural District to “LI” Light Industrial District, Located Approximately 750 Feet South of Bloomdale Road and on the East Side of Redbud Boulevard

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 18, 2016 meeting.

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

**APPLICATION SUBMITTAL DATE:** August 29, 2016 (Original Application)  
September 8, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone 25.00 acres of land from “AG” – Agricultural District to “LI” – Light Industrial District, generally for industrial uses.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land
North	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land
South	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land

East	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land
West	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property to “LI” – Light Industrial District, generally for industrial uses. The applicant (Collin College) has indicated their intent for the development of the City of McKinney and Collin County Community College District Public Safety Training Facility on the property. While the property is currently zoned for agricultural uses, along with the adjacent properties, the Future Land Use Plan has designated this property and the surrounding area for industrial uses, with which the proposed request is in conformance. As such, Staff recommends approval of the proposed zoning request.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Future Land Use Plan (FLUP) designates the subject property for Industrial uses. 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 “Affordable City Services that Enhance the Quality of Life” through the stated objective of the Comprehensive Plan, “Joint partnerships with other public entities and private entities provides residents and neighborhoods expanded services beyond the standard levels of service”.
- **Impact on Infrastructure:** The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area as the property is designated for industrial uses.
- **Impact on Public Facilities/Services:** The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- **Compatibility with Existing and Potential Adjacent Land Uses:** Although the properties located adjacent to the subject property are zoned for agricultural uses. The Future Land Use Plan designates this area for continued industrial development. Consequently, the rezoning request will not alter the land use from what has been planned for the subject property and adjacent properties and should remain compatible.

- Fiscal Analysis: The fiscal analysis for this case shows a positive Cost Benefit of \$147,109.

The attached "Land Use and Tax Base Summary" shows that Module 10 is currently comprised of approximately 7.9% residential uses, 83.8% non-residential uses (including institutional and agricultural uses), and 8.3% within the Extraterritorial Jurisdiction (ETJ). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 10 are comprised of approximately 18% from residential uses and 82% from non-residential uses (including institutional and agricultural uses). Estimated tax revenues by type in Module 10 are comprised of approximately 49.8% ad valorem taxes and 50.2% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of industrial land uses in the area.

**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
- Comprehensive Plan Maps
- Fiscal Analysis
- Land Use and Tax Base Summary
- Proposed Zoning Exhibit
- PowerPoint Presentation