



18-0085Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "LI" - Light Industrial District, Located 550 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street), and Accompanying Ordinance

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: September 4, 2018

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Interim Director of Planning
Samantha Pickett, AICP, Planning Manager
David Soto, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: June 12, 2018 (Original Application)
August 1, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 65.24 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" - Agriculture District, "ML" - Light Manufacturing District, and "PD" - Planned Development District Ordinance No. 1451 (Light Manufacturing Uses)	MCD Innovations and Undeveloped Land
East	"AG" - Agriculture District , "PD" - Planned Development District Ordinance No. 2005-02-015, and Planned Development District Ordinance No. 2005-02-048 (Commercial Uses)	Trinity Heights Subdivision, and Single Family Residences
West	"LI" - Light Industrial District (Industrial uses)	Future Collin College Public Safety Building and Future Dynacraft North Texas Facility

PROPOSED ZONING:

The applicant is requesting to rezone the subject property, approximately 65.24 acres of land, from "AG" - Agricultural District to "LI" - Light Industrial District, generally for industrial uses. The applicant has indicated their intent to develop the subject property for warehouse flex space with the potential for office, research, and distribution uses.

Within the past several years, there has been a desire to maintain and grow the City's industrial base within this sector. Given the area's designation for industrial uses, as well as the nearby access to two primary thoroughfares (Bloomdale Road and State Highway 5), the subject property is well positioned for a warehouse/distribution center. The proposed request should complement the surrounding properties currently planned or zoned for similar industrial uses, and should help establish the area as strong employment area. 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 module diagram designates the subject property as Industrial within a significantly undeveloped 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 to develop "business and industrial parks" for the City.
- Impact on Infrastructure: The proposed rezoning request should not have an impact on the existing and planned water, sewer and thoroughfare plans in the area.

- Impact on Public Facilities/Services: The proposed rezoning request should not have an 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 to the north and south of the subject property are currently 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 it should remain compatible with the surrounding properties.
- Land Use and Tax Base Summary: Module 10 is currently comprised of approximately 8% residential uses, 84% non-residential uses (including institutional and agricultural uses), and 8% within the City of McKinney Extraterritorial Jurisdiction. 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 81% from non-residential uses (Including agricultural uses). Estimated tax revenues by type in Module 10 are comprised of approximately 51.6% ad valorem taxes and 48.4% 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.

BOARD OR COMMISSION RECOMMENDATION: On August 14, 2018, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Prop. Ordinance](#)

[Prop. Exhibits A-C](#)

[Presentation](#)