



17-066Z

TITLE: 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 8,625 Feet East of Airport Drive and on the South Side of U.S. Highway 380 (University Drive); and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: May 16, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Samantha Pickett, Planning Manager
Melissa Spriegel, Planner I

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

APPLICATION SUBMITTAL DATE: March 9, 2017 (Original Application)
March 27, 2017 (Revised Submittal)
April 7, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 15.00 acres of land from “AG” - Agricultural District to “LI” - Light Industrial District, generally for industrial uses.

On April 25, 2017, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the May 9, 2017 Planning and Zoning Commission Meeting due to a noticing error.

ZONING:

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

North	Extraterritorial Jurisdiction (ETJ)	Collin County Truck Parts & Drive Shaft Service, Parkway Auto Sales, Wholesale Truck & Equipment
South	"PD" - Planned Development District Ordinance No. 2002-05-046 (Industrial Uses)	Construction Recycling & Waste Corporation (CRWC) Landfill
East	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2002-05-046 (Industrial Uses)	Construction Recycling & Waste Corporation (CRWC) Landfill

PROPOSED ZONING: The applicant is requesting to rezone approximately 15.00 acres of land from "AG" - Agricultural District to "LI" - Light Industrial District, generally for industrial uses.

Currently, the Future Land Use Plan (FLUP) designates the property for industrial uses. The properties located west and south of the subject property are zoned for similar industrial uses, the property located to the east is zoned for agricultural uses, and the properties to the north are located within the City's Extraterritorial Jurisdiction (ETJ). Given the frontage on U.S. Highway 380 (University Drive) and the surrounding industrial uses, it is Staff's opinion that the rezoning request will compliment and remain compatible with the existing and future land uses. As such, Staff recommends approval of the proposed rezoning 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 "Land Use Compatibility and Mix" by creating "land use patterns that optimize and balance the tax base of the City".
- **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.
- **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:** The properties located adjacent to the subject property are zoned for similar industrial uses. The proposed rezoning request will not alter the land use from what has been planned for the subject property.
- **Land Use and Tax Base Summary:** Module 15 is currently comprised of approximately 2% residential uses, 21.4% non-residential uses (including institutional and agricultural uses), and 76.6% Extraterritorial Jurisdiction. The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 15 are comprised of approximately 16% from residential uses and 84% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 15 are comprised of approximately 100% ad valorem taxes and 0% 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 May 9, 2017 the Planning and Zoning Commission voted 7-0-0 to recommend approval of the rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 050917](#)

[PZ Minutes 042517](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Exhibits A-B](#)

[PowerPoint Presentation](#)