



18-0086Z2

**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 at the Northeast Corner of Couch Drive and FM 543 (Harry McKillop Boulevard), 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:** December 4, 2018

**DEPARTMENT:** Planning

**CONTACT:** Jennifer Arnold, AICP, 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:** July 12, 2018 (Original Application)  
October 8, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 35.98 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	"MH" - Heavy Manufacturing District and "ML" - Light Manufacturing District (Manufacturing Uses)	Winstron Green Tech and Undeveloped Land

South	"AG" - Agricultural District (Agricultural Uses), "ML" - Light Manufacturing District (Manufacturing Uses), and "MP" - Mobile Home Park District (Residential Uses)	IESI, MISD FFA Barn, and Undeveloped Land
East	"AG" - Agricultural District (Agriculture Uses) and "ML" - Light Manufacturing District (Manufacturing Uses)	IESI and Undeveloped Land
West	"ML" - Light Manufacturing District (Manufacturing Uses)	Undeveloped Land

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property to "LI" - Light Industrial District, generally for industrial uses. Within the past several years, there has been a desire to maintain and grow the City's industrial base within this sector near the airport. Given the area's designation for industrial uses, as well as the newly constructed FM 543 (Harry McKillop Boulevard) providing increased access to the area, the subject property is well positioned for industrial uses. 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 ONE MCKINNEY 2040:** A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and Land Use Diagram establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes. In conjunction with the Preferred Scenario, there will be a series of district diagrams which outline the desired development patterns for each unique area of McKinney. Per the Preferred Scenario, the subject property is located in the Business & Aviation District. General placetypes included in this district are Aviation, Employment Mix, Commercial Center, Manufacturing & Warehousing and Professional Campus.

- Guiding Principles: The proposed rezoning request is generally in conformance with Guiding Principle of "Diversity (Supporting our Economy and People)" established by the Comprehensive Plan. In particular, the proposed request has the potential to provide "diverse economic engines... broaden the tax base, and make the City's economy more adaptable and resilient".
- Land Use Diagram Compatibility: In evaluating development requests, the City should determine that a project meets the majority of the established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request aligns with the Employment Mix placetype of the Business & Aviation District. Furthermore, the proposed request of "LI" - Light Industrial District should be compatible with the surrounding properties and placetypes, including Manufacturing & Warehousing, Aviation, and Professional Campus placetypes.

- Land Use and Tax Base Summary: Module 1 is currently comprised of approximately 0.6% residential uses, 71.5% non-residential uses (including institutional and agricultural uses), and 27.6% 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 1 are comprised of approximately 4% from residential uses and 94% from non-residential uses (Including agricultural uses). Estimated tax revenues by type in Module 1 are comprised of approximately 71.5% ad valorem taxes and 28.5% sales and use taxes.

**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 October 23, 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](#)

[Business & Aviation District](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Layout - Informational Only](#)

[Elevations - Informational Only](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)