



18-0127Z2

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 on the South Side of Harry McKillop Boulevard and Approximately 1,700 Feet West of Country Lane, 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
Derrick Rhys Wilson, Planner I

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

APPLICATION SUBMITTAL DATE: October 2, 2018 (Original Application)
October 19, 2018 (Revised Submittal)
October 25, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 15.87 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) and "MP" - Mobile Home Park District (Residential Uses)	Scalf Cemetery and Undeveloped Land
East	"AG" - Agricultural District (Agricultural Uses), "ML" - Light Manufacturing District (Manufacturing Uses), and "PD" - Planned Development District Ordinance No. 2004-05-053 (Light Industrial Uses)	Undeveloped Land
West	"MP" - Mobile Home Park District (Mobile Home Park Uses)	MISD FFA Barn

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 0.9% 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 96% 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 November 13, 2018, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[Location Map & Aerial Exhibit](#)
[Proposed Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business & Aviation District](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[PZ Minutes](#)
[Presentation](#)