



19-004Z

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 280 Feet West of State Highway 5 (McDonald Street) and on the North Side of Wilmeth Road

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: February 26, 2019

DEPARTMENT: Planning

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

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 19, 2019 meeting.

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

APPLICATION SUBMITTAL DATE: January 7, 2019 (Original Application)
January 31, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 24.20 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 and distribution uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
North	"LI" - Light Industrial District (Industrial Uses)	Undeveloped Land
South	"AG" - Agricultural District (Agricultural Uses), "PD" - Planned Development District Ordinance No. 2003-05-052 (Agricultural Uses)	Oak Hollow Golf Course
East	"LI" - Light Industrial District (Industrial Uses), "PD" - Planned Development District Ordinance No. 1451 (Manufacturing Uses)	MCD Innovations and Undeveloped Land
West	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property, approximately 24.20 acres, from "AG" - Agricultural District 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 employment base within this sector. Given the area's designation for Employment Mix, the proposed request should complement the surrounding industrial properties and should help establish the area as strong employment center. 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 Oak Hollow District. General placetypes included in this district are Employment Mix, Suburban Living, Urban Living, Neighborhood Commercial, and Manufacturing & Warehousing.

- 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 Oak Hollow District. Furthermore, the proposed request of "LI" - Light Industrial District should be compatible with the surrounding properties and placetypes, including Employment Mix and Manufacturing & Warehousing placetypes.

- 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.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Oak Hollow District](#)

[Placetype Definitions](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Proposed Zoning Exhibit](#)

[Presentation](#)