



19-0016Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Rezone the Subject Property from “AG” - Agricultural District, “ML” - Light Manufacturing District, “MH” - Heavy Manufacturing District, and “PD” - Planned Development District to “RO” - Regional Office District, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 100 Feet North of Crestwood Drive, 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: April 16, 2019

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager

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

APPLICATION SUBMITTAL DATE: March 7, 2019 (Original Application)

ITEM SUMMARY: The City is requesting to rezone approximately 40.33 acres of land, generally for office uses.

It should be noted that the proposed is rezoning request has been initiated by the City.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“AG” - Agricultural District (Agricultural Uses) “ML” - Light Manufacturing District (Light Manufacturing Uses), “MH” - Heavy Manufacturing District (Heavy Manufacturing Uses), and “PD” - Planned Development District Ord. No. 2013-06-059 (Commercial and Light Manufacturing Uses)	Lhoist North America, Martin Marietta Materials, Cowtown Redi-Mix, and Undeveloped Land
North	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land
South	“MP” - Mobile Home Park District (Mobile Home Uses)	High Point Mobile Home Park
East	“AG” - Agricultural District (Agricultural Uses)	Heard Natural Museum and Wildlife Sanctuary
West	“AG” - Agricultural District (Agricultural Uses), “RS 120” - Single Family Residence District (Single Family Residential Uses), and “PD” - Planned Development District Ord. No. 99-07-52 (Golf Course and Open Space Uses)	TXDOT Storage Yard, Single Family Homes, and Vacant Land (formerly Greens of McKinney Golf Course)

PROPOSED ZONING: The City is requesting to rezone the subject property from “AG” - Agricultural District, “ML” - Light Manufacturing District, “MH” - Heavy Manufacturing District, and “PD” - Planned Development District to “RO” - Regional Office District, generally for office uses. The property is currently developed as a mix of heavy industrial uses, with the majority of the subject property currently being used for concrete batch and lime slurry plants.

Prior to the adoption of the 2004 Comprehensive Plan, this area was envisioned to be predominately industrial uses. However, with the completion of the SH 121 corridor and the reconfiguration of the interchange of US 75 and Spur 399/SH5 in the mid-2000's, the area in and around the subject property became recognized as the principal gateway and “front door” to the City and the vision evolved to a more suburban character, with only small pockets of industrial still identified. This vision is more fully described in the 2004 Comprehensive Plan. As a result, much of the growth and development that has occurred over the last 15 years has been of a suburban nature.

In fact, over the last several years, the City has invested time, partnerships, and resources to help achieve an urban, mixed-use development hub at the southern entry point to the City. This project, known as Southgate, is just southwest of the subject property. Additionally, the Texas Department of Transportation (TxDOT) has been working with the City of McKinney on design and configuration improvements to support the reconstruction of this stretch of SH 5 to better support the context and traffic demands now and in the future.

With all of these things in mind, the recently adopted ONE McKinney 2040 Comprehensive Plan, reinforces this area as a primary gateway and activity center for the City. Although industrial uses are appropriate in certain areas, the intensity of the heavy industrial uses on the subject property is less than ideal given the adopted vision for this area. As such, the City has initiated this rezoning request in order to better align the property with the vision set forth by the Plan and Staff recommends approval of the rezoning 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 Southgate District. General placetypes included in this district are Professional Campus, Mixed-Use Center, Urban Living, and Suburban Living, with the subject property being specifically identified as 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 “city leaders and decision-makers focus attention and investment in each of the distinctive Districts throughout the City, so each one can appeal to its targeted market and achieve the vision described in the plan”.
- 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 Professional Campus placetype of the Southgate District. Furthermore, the proposed request of “RO” - Regional Office District should be compatible with the surrounding properties and placetypes.
- Land Use and Tax Base Summary: Module 33 is currently comprised of approximately 25.1% residential uses, 74.9% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 33 are comprised of approximately 68.4% from residential uses and 31.6% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 33 are comprised of approximately 92.5% ad valorem taxes and 7.5% sales and use taxes.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received 39 letters in

support of this request.

BOARD OR COMMISSION RECOMMENDATION: On March 26, 2019 the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Comprehensive Plan Maps](#)

[Southgate District](#)

[Placetype Definitions](#)

[Letters of Support](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[Presentation](#)