



19-0090Z2

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 160 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street), 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 3, 2019

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Kaitlin Gibbon, Planner I

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

APPLICATION SUBMITTAL DATE: September 17, 2019 (Original Application)
October 3, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 22.11 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
Subject Property	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land
North	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land

South	"LI" - Light Industrial District (Industrial Uses),	Undeveloped Land
East	"AG" - Agricultural District (Agricultural Uses), "PD" - Planned Development District Ordinance No. 2006-04-041 (Manufacturing Uses)	Greater Texoma Utility Authority, Single Family Residence, and Undeveloped Land
West	"AG" - Agricultural District (Agricultural Uses), "LI" - Light Industrial District (Industrial Uses)	Collin College Public Safety Training Center, Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property, approximately 22.11 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 industrial base within this sector. Given the area's designation for industrial uses, the proposed request should complement the surrounding properties, and should help establish the area as a 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 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 a series of Land Use Diagrams establish distinctive districts, each with a clear intent, market focus, and desired development patterns that are reinforced through character-defining placetypes. 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.

- Fiscal Model Analysis: The attached fiscal analysis shows an estimated fiscal benefit of \$227,768 for the 22.11 acre property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
 1. The proposed zoning would not pose any significant gain or loss in fiscal benefit for the city compared to the existing zoning on the property.

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 22, 2019, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 10.22.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Mckinney Fiscal Impact Model](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)