



19-0100Z2

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 on the Northeast Corner of Airport Drive and Enloe Road, 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: January 7, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Joe Moss, Planner I

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

APPLICATION SUBMITTAL DATE: October 21, 2019 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 19.79 acres of land, generally for industrial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" Agricultural District (Agricultural Uses)	Undeveloped Land
North	"GC" Government Complex District (Institutional and Utility Uses)	North Texas Municipal Water District Pumping Station
South	"PD" Planned Development District 1898 (Industrial Uses)	Undeveloped Land
East	"AG" Agricultural District (Agricultural Uses)	Undeveloped Land

West	"AG" Agricultural District (Agricultural Uses)	Undeveloped Land
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PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for industrial uses, and has proposed the "LI" Light Industrial district for the zoning on the property. The property is located north of vacant land that is also zoned for industrial uses. Staff feels the proposed zoning fits with the surrounding area and the comprehensive plan. As such, staff recommends approval.

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. Per the Preferred Scenario, the subject property is located in the Business & Aviation District and designated as the Aviation placetype. Other placetypes included in this district are 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 an established set of criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request aligns with the Aviation 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, Employment Mix, and Professional Campus placetypes.
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$203,971 for the 19.79 acre property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
 1. The anticipated surplus of the proposed zoning district outpace that of the current zoning by approximately \$198,000 annually.

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 December 12, 2019, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 12.10.19 DRAFT](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business & Aviation District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)