



19-0124Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District and “LI” - Light Industrial 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)

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 14, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Gibbon, Planner I
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 January 21, 2020 meeting.

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

APPLICATION SUBMITTAL DATE: December 16, 2019 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 24.448 acres of land, from “AG” - Agricultural District and “LI” - Light Industrial 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), "LI" - Light Industrial District (Industrial 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 24.448 acres, from "AG" - Agricultural District and "LI" - Light Industrial District to "LI" - Light Industrial District, generally for industrial uses.

A zoning request for the subject property was brought before the Planning and Zoning Commission on October 22, 2019 and was ultimately approved by City Council on December 3, 2019. In the previous case, a small portion of the subject property was not included in the exhibit and approved ordinance. In order to ensure that this does not cause any problems for the applicant with the development, Staff is bringing this case forward with the correct exhibits. 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 and is designated as the Employment Mix placetype. 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 \$253,744 for the 24.448 acre property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
 - 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.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Fiscal Impact Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)