



20-0026Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing District and "PD" Planned Development District to "LI" - Light Industrial District, Located Approximately 1,200 Feet West of Airport Drive and on the South Side of Harry McKillop Boulevard, 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: May 19, 2020

DEPARTMENT: Development Services - Planning Department

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

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

APPLICATION SUBMITTAL DATE: March 3, 2020 (Original Application)
March 18, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.694 acres of land, generally for industrial uses. The applicant has indicated they wish to develop the property in accordance with the "LI" Light Industrial District.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"ML" Light Manufacturing District (Industrial Uses) and "PD" Planned Development District 2004-05-053 (Soccer Field Uses)	Undeveloped Land

North	"ML" Light Manufacturing District (Industrial Uses)	Undeveloped Land
South	"PD" Planned Development District 2004-05-053 (Soccer Field Uses)	Undeveloped Land
East	"ML" Light Manufacturing District (Industrial Uses) and "PD" Planned Development District 2004-05-053 (Soccer Field Uses)	Undeveloped Land
West	"LI" Light Industrial District (Industrial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for Industrial uses. The applicant has indicated they wish to develop the property in accordance with the "LI" Light Industrial District.

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 and its proximity to the McKinney National Airport, the proposed request should complement the surrounding properties and should help establish the area as a strong employment center.

However, it should be noted that the proposed rezoning is not in strict conformance with the Land Use Diagram of the Comprehensive Plan. The subject property is designated on the Comprehensive Plan as the "Commercial Center" placetype due to its proximity to the intersection of Harry McKillop Blvd and Airport Drive, which had been envisioned as a future major intersection. However, based on the preferred alignment(s) presented in the US 380 Feasibility Study conducted by the Texas Department of Transportation (TxDOT), the preferred alignment for an extension of Spur 399 will likely result in a new intersection of Airport Drive and Spur 399 that has greater potential to serve as the major intersection and anchor for future commercial uses.

That said, Staff has reviewed the request in alignment with the decision making criteria of the Comprehensive Plan (discussed further below) and 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 establish 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 and Aviation District, and is designated as the Commercial Center Placetype. Other placetypes included in this district are Aviation, 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 the established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request is not in strict conformance with the Commercial Center placetype of the Business and Aviation District. Projects not in strict conformance with the placetype or district may still be considered consistent with the Comprehensive Plan so long as the majority of criteria are met. This rezoning request specifically meets the following criteria:
 - Help McKinney achieve the Comprehensive Plan’s Vision and Guiding Principles;
 - Advance the District’s intent;
 - Demonstrate compatibility with the District’s identity and brand;
 - Include uses compatible with the Land Use Diagram;
 - Create a positive fiscal impact for the City through the timeframe of the Plan (2040); and
 - Demonstrate that the project’s travel demand estimates can be accommodated by the planned transportation network.
- Fiscal Model Analysis: Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$111,010 for the 2.694 acre property, which should contribute to achieving an overall fiscal balance in the city. A key takeaway for this property include:

1. The proposed zoning is comparable with projections for the current zoning

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 April 28, 2020, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 4.28.pdf](#)
[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](#)