



20-0108Z2

**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 at 2462 E. University 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:** January 5, 2021

**DEPARTMENT:** Development Services - Planning Department

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

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

**APPLICATION SUBMITTAL DATE:** October 6, 2020 (Original Application)  
November 9, 2020 (Revised Application)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 7 acres of land, generally for industrial uses.

**EXISTING ZONING AND LAND USES:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District (Agricultural Uses)	Master Halco
North	McKinney ETJ	Progressive Water Treatment
South	"AG" - Agricultural District (Agricultural Uses)	Single Family Resident
East	"PD" - Planned Development District 2002-05-046 (Industrial Uses)	Strata Materials LLC McKinney Recycle Yard

West	"ML" - Light Manufacturing District (Industrial Uses)	Undeveloped Land
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**PROPOSED ZONING:** The applicant is requesting to rezone the subject property from "AG" - Agricultural District to "LI" - Light Industrial District. Currently the property is being used for the sale and storage of wholesale fence supply. The proposed rezoning is to allow the existing business, Master Halco, to continue operations in compliance with the "LI" - Light Industrial zoning district. Given the site's location fronting onto US 380 and the surrounding industrial uses, Staff is of the professional opinion that the rezoning request is appropriate and will be compatible with the surrounding area. As such, Staff recommends approval of the proposed 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 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 East Fork District and is designated as the 'Commercial Center' placetype. General placetypes also included in this district are Employment Mix, Estate Residential, Suburban Living, Urban Living and Floodplain/Amenity Zone.

- 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 does not strictly align with the Commercial Center placetype designation of the East Fork District. Projects not in strict conformance with the placetype or Preferred Scenario 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:
  - Helps McKinney achieve the Comprehensive Plan's Vision and Guiding Principles
  - Advances the District's intent
  - Includes uses compatible with the Land Use Diagram
  - Create a positive fiscal impact for the City through the timeframe of the Plan (2040)
  - Demonstrates that the project's travel demand can be accommodated by

- the planned transportation network
- Demonstrates that the project's demand on other public infrastructure can be accommodated by planned facilities, and

This rezoning request does not align with the Commercial Center placetype; however, the request for light industrial development is compatible with the existing industrial developments and zonings directly adjacent to the subject property. Additionally, the subject property is fronting onto a section of US 380 that is prominently an industrial area. The existing development also provides a buffer from the heavily trafficked highway to the existing single-family residence directly south of the subject property. Although this project is not in strict conformance with the Land Use Diagram, the proposed project is in line with the intent and criteria and should be deemed compatible.

- Fiscal Model Analysis: Given that there is an existing commercial business operating on the subject property, taxes are already being collected and the property is valued at \$1.5 million based on the 2020 assessment that is shown on the Collin Central Appraisal District's website. There is no fiscal implication to this 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 December 8, 2020, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

**SUPPORTING MATERIALS:**

[PZ Draft Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[East Fork District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)