



20-0118Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located on the Southwest Corner of Justice Road and U.S. Highway 75 (Central Expressway), 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 20, 2020 (Original Application)
November 19, 2020 (Revised Application)

ITEM SUMMARY: The City of McKinney is requesting to rezone approximately 9.32 acres of land for a new Public Works facility.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District 1508 (Commercial Uses)	United Ag & Turf
North	"PD" - Planned Development District 2013-10-099 (Mixed Uses)	Undeveloped Land

South	"C" - Planned Center District (Commercial Uses)	Wood Spring Suites McKinney
East	"C" - Planned Center District (Commercial Uses)	Morton Buildings, Inc.
West	"PD" - Planned Development District 1907 (Single Family Residential Uses)	Scott Johnson Middle School

PROPOSED ZONING: The City of McKinney is requesting to rezone the subject property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District. The proposed new use for this property is a city-owned Public Works facility.

As proposed, the public works facility will require certain fleet storage and services on the subject property, which are not currently permitted under the existing zoning. As such, the City of McKinney proposes to rezone the property to the "LI" - Light Industrial zoning district to ensure that the full scope of operations for the Public Works Department can be permitted on the site. Currently, the property is being used for the sale, storage, and maintenance of farm equipment. Staff is of the opinion that a Public Works facility is of a similar nature to the existing business. 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 Collin Crossing District and is designated as the 'Commercial Center' placetype. Other general placetypes included in this district are Employment Mix, Neighborhood Commercial, Professional Campus, Suburban Living and Urban Living.

- Guiding Principles: The proposed rezoning request is generally in conformance with the Guiding Principle of "Investments (Creating Lasting Value)" established by the Comprehensive Plan. In particular, the proposed request "...invests in public facilities, services, and infrastructure that are located, timed, and sized to meet the expected needs of current and future residents and businesses within the city."
- 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 Collin Crossing District. However, projects not in strict conformance with

the placetype or district may still be considered consistent with the Comprehensive Plan so long as a majority of decision making criteria are met. This rezoning request specifically meets the following criteria:

- Helps McKinney achieve the Comprehensive Plan's Vision and Guiding Principles
- Demonstrates compatibility with the District's identity and brand
- Includes uses compatible with the Land Use Diagram
- 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

The proposed "LI" - Light Industrial zoning district does not strictly align with the Commercial Center placetype; however, the proposed public works facility will be entirely controlled by the city in an effort to support the needs of the community. Expanding the City's Public Works Department to the proposed location ultimately provides better service for the citizens of McKinney and improved functionality for the Public Works Department. Furthermore, the proposed public works facility is expected to develop almost entirely within the building footprint (s) that exist on the property today, resulting in very minimal material changes to the site. Although the proposed zoning district of "LI" - Light Industrial is not in strict conformance with the Land Use Diagram, the proposed project does align with the intent and criteria of the Comprehensive Plan and should be deemed compatible.

- Fiscal Model Analysis: Due to the nature of this request for a city-owned, public facility, Staff did not complete a fiscal analysis.

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:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Collin Crossing District](#)

[Placetype Definitions](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

Presentation