



21-0087Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Allow for Industrial Uses, Located on the East Side of County Road 317 and Approximately 2,000 Feet South of Harry McKillop Boulevard (FM 546)

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: August 24, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, Planner II
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed zoning request with the following special ordinance provisions:

1. The subject property shall be zoned "PD" - Planned Development District and shall be subject to the following special ordinance provision:
 - a. The subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: June 15, 2021 (Original Application)
July 26, 2021 (Revised Submittal)

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 21, 2021 meeting.

ITEM SUMMARY: The applicant is requesting to zone approximately 54 acres of land, generally for industrial uses.

An associated voluntary annexation request (21-0008A) will be considered by the City Council at the September 21, 2021 meeting.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	McKinney ETJ	Undeveloped Land
North	McKinney ETJ	Undeveloped Land
South	"AG" - Agricultural District (Agricultural Uses)	Fairview Soccer Park
East	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
West	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land

PROPOSED ZONING: The applicant requests to zone the subject property to "PD" - Planned Development District with a base zoning of "LI" - Light Industrial District, generally for industrial uses. With this request, the applicant is proposing additional permitted uses for the subject property that include a rock, concrete and construction materials recycling center, a dirt and topsoil storage, and a concrete batch plant with the ancillary uses related.

Staff feels that the proposed zoning request should be compatible with the existing and proposed surrounding uses. The proposed development aligns with the Employment Mix Placetype and the Manufacturing & Warehousing Placetype designated in the comprehensive plan. As such, recommends approval of the 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 in the city and to inform decisions related to the timing and phasing of future infrastructure investments. To assist in guiding these decisions, the plan includes a set of Guiding Principles that provide overall guidance and a Preferred Scenario and Land Use Diagram that illustrate the desired development patterns in the city. The Preferred Scenario and Land Use Diagram are built upon a series of distinctive districts, each with a specific purpose, focus and market. Each district consists of a mix of placetypes that identify the predominate land uses and desired pattern of development for the district.

- 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 "[...] new businesses and developments that support economic engines, broaden the tax base, and make the city's economy more adaptable and resilient."

- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Business and Aviation District and is designated as the Employment Mix Placetype and the Manufacturing & Warehousing Placetype.

Employment Mix includes professional and service uses typically on smaller sized parcels with lower intensities than a traditional business campus. This type of development may support a variety of occupations including general office, research and development facilities, medical clinics, light industrial, and business incubators. These uses are typically located with nearby access to arterial thoroughfares. These businesses have appealing street frontages with an increased level of aesthetics and landscaping.

Manufacturing and Warehouse provide basic jobs and keep people in the city during different working hours. The employee per square foot of building space is usually low in these areas due to the large buildings that are needed for storage and logistics. They are well distanced from any nearby residential and are typically located near major transportation corridors like highways and railways.

Land Use Diagram Compatibility: When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the plan's established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request **aligns** with the Employment Mix Placetype and the Manufacturing & Warehousing Placetype of the Business and Aviation District and is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.

- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of approximately \$544,000 for the 54-acre property, which should contribute to achieving an overall fiscal balance in the city. It is important to note that the reason the existing zoning analysis does not have a value is because this property is located within McKinney's Extra Territorial Jurisdiction (ETJ).

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of opposition to this request and no letters of support. Staff has also not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business & Aviation District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)

[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Presentation](#)