



20-0006SUP3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Warehouse Uses, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Tina Drive

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

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.

STAFF RECOMMENDATION: Staff recommends denial of the proposed specific use permit request due to its lack of compatibility with the vision for the SH 121 corridor.

However, if the applicant's request is approved, the following special ordinance provisions shall apply:

1. The property shall generally develop in accordance with the attached specific use permit exhibit and all applicable development requirements of the city.

APPLICATION SUBMITTAL DATE: August 10, 2020 (Original Application)
September 25, 2020 (Revised Submittal)
August 6, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow warehouse

uses located at the northwest corner of State Highway 121 (Sam Rayburn Tollway) and Tina Drive. Specifically, the applicant is proposing to construct 4 buildings for warehouse uses, totaling approximately 427,000 square feet. As proposed, an approximately 195,000 square foot warehouse building would front on to State Highway 121 and three 77,450 square foot warehouse buildings would be oriented along Collin McKinney Parkway.

In an associated item on tonight's agenda, the applicant has requested to rezone the subject property from "PD" - Planned Development District to "C3" - Regional Commercial Zoning District. Should the rezoning request ultimately be approved, an SUP would be required to allow for the proposed warehouse uses on the subject property.

As such, contemporaneously with the rezoning request, the applicant is requesting an SUP for such uses, pursuant to the requirements of the "C3" - Regional Commercial Zoning District. As part of the specific use permit request, the applicant has submitted an exhibit, which details building locations, parking areas, ingress/egress points, and screening.

On October 13, 2020, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the item indefinitely per the applicant's request.

On August 10, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item the August 24, 2021, meeting due to notification signs not being posted on the property within the time required by the city's zoning ordinance.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District 2000-09-065 (Residential and Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District 2000-09-065 (Residential and Commercial Uses)	Single Family Residential Uses (Avalon Addition)
South	City of Allen	Undeveloped Land
East	"PD" - Planned Development District 2000-09-065 (Residential and Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development District 2000-09-064 (Commercial Uses)	Undeveloped Land

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the

following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above-mentioned parameters and feels that the site is not appropriate for the proposed warehouse uses. The site has prominent visibility along State Highway 121 (Sam Rayburn Tollway) and is in an opportune location for achieving a significant amount of commercial and retail developments. Although properties east and west of the subject property are currently undeveloped, they are zoned to allow for a mix of commercial uses which would support the vision of the corridor as established in the ONE McKinney 2040 Comprehensive Plan. Introducing the proposed warehouse uses has the potential to erode an otherwise consistent commercial vision because of the incompatibility of the proposed use and the proposed scale and size of the warehouse buildings.

It should be noted that a property approximately 1,600 feet north and east of the subject property has an approved site plan (site plan 20-0046SP) for warehouse uses pursuant to existing zoning entitlements from the 1980's. Staff has concerns that, if additional warehouse uses are permitted in the area, it may increase market desirability for concentrating similar development types to what is being proposed, further eroding the overall commercial vision for the area.

Additionally, approximately 550 feet west of the subject property, the McKinney Economic Development Corporation (MEDC) has purchased an approximately 43-acre tract. The MEDC purchased this and other properties along SH 121 to preserve this vital corridor for destination driven mixed-use development providing entertainment, lifestyle, and corporate office inventory to McKinney. As such, Staff has concerns that the introduction of the proposed warehouse uses near the MEDC property may limit the ability for the MEDC to realize these goals established for the 43-acre tract.

Furthermore, Staff feels that the structures may not be easily adaptable or reusable for other commercial uses in the future given the large footprint(s) of the proposed buildings. Considering the commercial vision for this area, it is important to anticipate how buildings could be used and reused over time in support or contrast to this vision.

As such, Staff does not feel that the proposed warehouse uses are compatible with the surrounding land uses existing and envisioned for the immediate area and recommends denial of the specific use permit.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building as well as the associated parking and internal site circulation. The exhibit does not yet fully include certain site plan-related elements such as all required landscaping, fire protection or engineering requirements. However, these items can be addressed prior to the City Council meeting or can otherwise be conditioned in the specific use permit. As such, they are not the basis for Staff's recommendation of denial.

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 121 (Sam Rayburn Tollway), 450' Right-of-Way,
 Tollway Collin McKinney Parkway, 100' Right-of-Way, Greenway
 Arterial Tina Drive, 60' Right-of-Way, Collector

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received 3 phone calls and 129 letters in opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Proposed Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)