



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 17-093Z, Version: 2

Conduct a Public Hearing to Consider/Discuss/Act on a Rezoning Request from “AG” - Agricultural District to “LI” - Light Industrial District, Located on the East Side of Redbud Boulevard and Approximately 1000 Feet North Of Wilmeth Road; and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: May 16, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Samantha Pickett, Planning Manager
Danielle Quintanilla, Planner I

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

APPLICATION SUBMITTAL DATE: March 30, 2017 (Original Application)
April 10, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 81.97 acres of land from “AG” - Agricultural District to “LI” - Light Industrial District, generally for industrial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land
North	“LI” - Light Industrial District (Industrial Uses) and “AG” - Agricultural District (Agricultural Uses)	Undeveloped Land
South	“PD” - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses) and “ML” - Light Manufacturing District (Manufacturing Uses)	United Parcel Service (UPS), International Paper, Collin County Medical Examiner, Collin County Public Works and Undeveloped Land

East	"AG" - Agricultural District (Agricultural Uses), "C" - Planned Center District (Commercial Uses), and "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"AG" - Agricultural District and "CC" - Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property, approximately 81.97 acres of land, from "AG" - Agricultural District to "LI" - Light Industrial District, generally for industrial uses. The applicant has indicated their intent to develop the subject property for an industrial use. The applicant is requesting that the property develop according to the rules and regulations of the "LI" - Light Industrial District (Section 146-114).

Currently, the Future Land Use Plan (FLUP) designates the property for industrial uses. The properties located to the north and south are zoned for similar industrial uses, while the properties to the east and west are zoned for agricultural uses. In Staff's opinion, the rezoning request will remain compatible with the existing and future land uses and is appropriate for the proposed location, and as such, recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for industrial uses. The FLUP modules diagram designates the subject property as Industrial within a significantly undeveloped area. The Comprehensive Plan lists factors to be considered when a rezoning is being considered within an undeveloped area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Economic Development Vitality for a Sustainable and Affordable Community" through the stated objective of the Comprehensive Plan to develop "business and industrial parks" for the City.
- Impact on Infrastructure: The proposed rezoning request should not have an impact on the existing and planned water, sewer and thoroughfare plans in the area.
- Impact on Public Facilities/Services: The proposed rezoning request should not have an impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: Although the properties located to the east and west of the subject property are zoned for agricultural uses, the Future Land Use Plan designates this area for continued industrial development. Consequently, the rezoning request will not alter the land use from what has been planned for the subject property and adjacent properties and should remain compatible.
- Land Use and Tax Base Summary: Module 10 is currently comprised of approximately 8.6% residential uses and 91.4% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this

module. Estimated tax revenues in Module 10 are comprised of approximately 80.7% from residential uses and 19.3% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 10 are comprised of approximately 51.6% ad valorem taxes and 48.4% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of industrial land uses in the area.

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 25, 2017 the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.