



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 17-148Z, **Version:** 2

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 Approximately 955 Feet South of F.M. 546 and on the West Side of Country Lane; and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: July 18, 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: May 22, 2017 (Original Application)
June 7, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 6.1 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)	Single Family Residence
North	"ML" - Light Manufacturing District (Manufacturing Uses) and "AG" - Agricultural District (Agricultural Uses)	IESI Progressive Waste Solutions and Single Family Residence
South	"ML" - Light Manufacturing District (Manufacturing Uses)	IESI Progressive Waste Solutions and Single Family Residence
East	"ML" - Light Manufacturing District (Manufacturing Uses)	Simpson Strong-Tie Company, Inc.
West	"ML" - Light Manufacturing District (Manufacturing Uses)	IESI Progressive Waste Solutions

PROPOSED ZONING: The applicant is requesting to rezone approximately 6.1 acres of land from “AG” - Agricultural District to “LI” - Light Industrial District, generally for industrial uses.

Currently, the Future Land Use Plan (FLUP) designates the property for commercial and residential uses within the Community Village module based on the road alignment of F.M. 543 intersecting at Country Lane. The intention of this area was to develop commercial uses at this major intersection for use by neighboring businesses and residents; however a large portion of the area has developed for industrial uses. Nonetheless, the properties located directly at the intersection are still largely undeveloped, and as such there is still an opportunity to develop according to the Future Land Use Plan (FLUP).

The adjacent surrounding properties are zoned and used for industrial and manufacturing uses. However, given that the subject property is wedged between industrial and manufacturing zoning, it is Staff’s professional opinion that the rezoning request, while not in conformance of the Future Land Use Plan (FLUP), will complement and remain compatible with the existing and future land uses as this area is industrial in nature. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: Currently, the Future Land Use Plan (FLUP) designates the subject property for Community Village uses. The FLUP modules diagram designates the subject property as Community Village within a developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a developed 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 “Land Use Compatibility and Mix” through the stated objective of the Comprehensive Plan, “land use patterns that complement one another.”

IMPACT ON SUBJECT AND SURROUNDING PROPERTIES:

- Impact on Infrastructure: The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.
- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar industrial and manufacturing uses. The proposed rezoning request should remain compatible with the adjacent properties.
- Land Use and Tax Base Summary: Module 04 is currently comprised of approximately 7.1% residential uses and 92.9% 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 04 are comprised of approximately 4.7% from residential uses and 95.3% from non-residential uses (including agricultural uses). Estimated

tax revenues by type in Module 04 are comprised of approximately 100% ad valorem taxes and 0% 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 rezoning request.

BOARD OR COMMISSION RECOMMENDATION: On June 27, 2017, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning request.