



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0111Z2, Version: 1

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "LI" - Light Industrial District, Located Approximately 150 Feet South of Tower Lane and Approximately 130 Feet East of College Street, 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: December 4, 2018

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
David Soto, Planner I

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

APPLICATION SUBMITTAL DATE: September 5, 2018 (Original Application)
September 27, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 0.50 acres of land from "RS 60" - Single Family Residence District to "LI" - Light Industrial District, generally for industrial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RS 60" - Single Family Residence District (Single Family Residential Uses)	Storage Yard
North	"LI" - Light Industrial District (Industrial Uses)	Buddy Martin Erosion Control
South	"RS 60" - Single Family Residence District (Single Family Residential Uses)	Undeveloped Land
East	"ML" - Light Manufacturing District (Manufacturing Uses)	Champion Utility Company

West	"RS 60" - Single Family Residence District (Single Family Residential Uses)	Single Family Residences and Houston Howard Subdivision
------	--	--

PROPOSED ZONING: The applicant is requesting to rezone approximately 0.50 acres of land from "RS 60" - Single Family Residence District to "LI" - Light Industrial District. The property is currently zoned for single family residential uses, however the subject property and the site to the north has operated in the past as an erosion control contracting yard.

The subject property still operates as a storage yard for the erosion control business (legal non-conforming use); however, in 2016 the applicant received approval to rezone the property to the north to "LI" - Light Industrial District. The applicant is now requesting to rezone the subject property to "LI" District as well in order to be consistent with the property to the north.

The subject property is adjacent to existing single family residential uses to the south and west; however, there are screening requirements and a natural barrier (Powerhouse Creek) between the residential and industrial uses. Staff's professional opinion is that uses permitted by right in the proposed zoning district would be compatible with existing industrial uses and are in conformance with the comprehensive plan, and 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 establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes. In conjunction with the Preferred Scenario, there will be a series of district diagrams which outline the desired development patterns for each unique area of McKinney. Per the Preferred Scenario, the subject property is located in the Oak Hollow District. General placetypes included in this district are Employment Mix, Suburban Living, Urban Living, Neighborhood Commercial, and Manufacturing & Warehousing.

- 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 "diverse economic engines... broaden the tax base, and make the City's economy more adaptable and resilient".
- 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 aligns with the Employment Mix placetype of the Oak Hollow District. Furthermore, the proposed request of "LI" - Light Industrial District should be compatible with the surrounding properties and placetypes, including Employment Mix, Suburban Living, Urban Living, Neighborhood Commercial, and Manufacturing & Warehousing placetypes.
- Land Use and Tax Base Summary: Module 55 is currently comprised of approximately 51.8%

residential uses, 48.2% 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 55 are comprised of approximately 47.5% from residential uses and 52.5% from non-residential uses (Including agricultural uses). Estimated tax revenues by type in Module 55 are comprised of approximately 62.2% ad valorem taxes and 37.8% sales and use taxes.

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 October 23, 2018, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.