



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0087Z2, Version: 1

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 and "C3" - Regional Commercial District, Located on the Southeast Corner of Couch Drive and FM 546 (Harry McKillop Boulevard), 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: February 5, 2019

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: July 12, 2018 (Original Application)
October 8, 2018 (Revised Submittal)
October 19, 2018 (Revised Submittal)
December 04, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 24.48 acres of land from "AG" - Agricultural District to "LI" - Light Industrial District (18.88 acres) and "C3" - Regional Commercial District (5.60 acres), generally for industrial and commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
North	"LI" - Light Manufacturing District (Industrial Uses)	Undeveloped Land
South	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land

East	"MP" - Mobile Home Park District (Residential Uses)	MISD FFA Barn
West	"ML" - Light Manufacturing District (Manufacturing Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "LI" - Light Industrial District, with a small portion of the property adjacent to FM 546 to be zoned "C3" Regional Commercial District. Within the past several years, there has been a desire to maintain and grow the City's industrial base within this sector near the airport. Given the area's designation for industrial uses, as well as the newly constructed FM 546 (Harry McKillop Boulevard) providing increased access to the area, the subject property is well positioned for industrial and commercial uses. The proposed request should complement the surrounding properties currently planned or zoned for similar industrial uses, and should help establish the area as strong employment area. As such, Staff recommends approval of the proposed zoning 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 Business & Aviation District. General placetypes included in this district are Aviation, Employment Mix, Commercial Center, Manufacturing & Warehousing and Professional Campus.

- 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 Professional Campus placetype of the Business & Aviation District. Furthermore, the proposed request of "LI" - Light Industrial District and "C3" - Regional Commercial District should be compatible with the surrounding properties and placetypes, including Manufacturing & Warehousing, Aviation, and Professional Campus placetypes.
- Land Use and Tax Base Summary: Module 1 is currently comprised of approximately 0.6% residential uses, 71.4% non-residential uses (including institutional and agricultural uses), and 28% within the City of McKinney Extraterritorial Jurisdiction. The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 1 are comprised of approximately 4% from residential uses and 96% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 1 are comprised of approximately 71.5% ad valorem taxes and 28.5% 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 January 8, 2019, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.