



24-0049Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BG” - General Business District to “I1” - Light Industrial District, Located at 1443 North Church 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: July 16, 2024

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, AICP, Planning Manager
Cameron Christie, Planner I

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

APPLICATION SUBMITTAL DATE: May 20, 2024 (Original Application)
June 3, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 0.181 acres of land, generally for light industrial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	BG - General Business District (Commercial Uses)	Office
North	ML - Light Manufacturing District (Light Industrial Uses)	Undeveloped Land

South	BG - General Business District (Commercial Uses)	Undeveloped Land
East	ML - Light Manufacturing District (Light Industrial Uses)	Self-Storage Facility
West	BG - General Business District (Commercial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant requests to rezone the subject property generally for light industrial uses.

The subject property is located 1443 North Church Street and is currently zoned “BG” - General Commercial District, for commercial uses. The areas surrounding the tract are a mix of commercially-zoned and industrially-zoned properties and development patterns. Although not part of the rezoning request, please note that the configuration of the parking lot on site exists under an easement with the city. Given the relatively small size of the tract and the existing development patterns in the surrounding area, Staff has no opposition to the proposed rezoning request.

As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE ONE MCKINNEY 2040 COMPREHENSIVE PLAN: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to desired development patterns in the city and to inform decisions related to the timing and phasing of future infrastructure investments. To assist in guiding these decisions, the plan includes a set of Guiding Principles that provide overall guidance and a Preferred Scenario and Land Use Diagram that illustrates the desired development patterns in the city. The Preferred Scenario and Land Use Diagram are built upon a series of distinctive districts, each with a specific purpose, focus and market. Each district consists of a mix of Placetypes that identify the predominate land uses and desired pattern of development for the district.

- Guiding Principles:
The proposed rezoning request is generally in conformance with the Guiding Principle of “Places (To Work, Play, Live, and Visit)” established by the Comprehensive Plan. In particular, the proposed request helps facilitate “private sector development and redevelopment [to] meet McKinney’s expectations for excellence in design and create places with market support and long-term economic viability.”
- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Town Center District and is designated as the Historic Town Center (HTC): Mix Placetype. The HTC: Mix Placetype represents a transitional area between the relatively intense use of land downtown and along the highway

corridors and the surrounding, urban neighborhoods. These areas display an intermediate density in both residential and commercial offerings that transition from an urban to suburban development pattern as development approaches the HTC - Residential Subplacetype. Commercial buildings tend to be multi-tenant. Residential structures are typically compact. While less dense than HTC - Downtown, streets and sidewalks are still navigable on foot and scaled to the pedestrian experience.

- Land Use Diagram Compatibility:

When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the established criteria (below) to be considered compatible with the Land Use Diagram. The proposed rezoning request **does not align** with the Historic Town Center: Mix Placetype of the Historic Town District. In order to be considered compatible with the comprehensive plan, the project should meet a majority of the established criteria below:

1. Help McKinney achieve the Comprehensive Plan's Vision and Guiding Principles;
2. Advance the District's intent;
3. Demonstrate compatibility with the District's identity and brand;
4. Include uses compatible with the Land Use Diagram;
5. Leverage and protect natural and built amenities and infrastructure;
6. Strengthen or create connections to activity centers within and beyond the District;
7. Create a positive fiscal impact for the City through the timeframe of the Plan (2040);
8. Demonstrate that the project's travel demand estimates can be accommodated by the planned transportation network;
9. Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities; and
10. Demonstrate that the life-cycle costs to the public of constructing, maintaining and operating infrastructure included in the project is consistent with the Comprehensive Plan fiscal responsibility policies.

Staff feels that the proposed rezoning request substantially advances a majority of the decision-making criteria above and may be considered compatible with the comprehensive plan.

- Fiscal Model Analysis: The attached fiscal analysis indicates that the proposed rezoning request should have a relatively small impact on this property's overall fiscal impact to the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. Staff has not

received any citizen comments through the online citizen portal.

BOARD OR COMMISSION RECOMMENDATION: On June 25, 2024, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning.

SUPPORTING MATERIALS:

[Draft PZ Minutes 06.25.pdf](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Town Center District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)