



23-0063Z5

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "LI" - Light Industrial District, Located at 3200 North Central Expressway, 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 5, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, AICP, Planning Manager
Araceli Botello, Planner I

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

APPLICATION SUBMITTAL DATE: July 24, 2023 (Original Application)
August 10, 2023 (Revised Submittal)
August 16, 2023 (Revised Submittal)
August 21, 2023 (Revised Submittal)
August 25, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 18.78 acres of land, generally for light industrial uses.

This item was heard previously at the October 17 City Council meeting, with the applicant requesting the property be rezoned to the "I1" - Light Industrial zoning district. While the Council was generally supportive of the applicant's request, there was discussion and concern with certain uses that would be allowed by right under the "I1" zoning district.

Following the October 17 meeting, the applicant has worked with staff on the request and is still requesting to rezone the property to the “I1” - Light Industrial District. However, the applicant is also comfortable striking certain uses from the request, should the Council desire it. If these uses are struck from the request, the resulting zoning on the property would be “PD” - Planned Development District as opposed to the standard “L1” - Light Industrial District.

A list of uses that the applicant is comfortable striking from the request are attached to this agenda item for your reference.

EXISTING ZONING AND LAND USES:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|---|--|
| Subject Property | “C” - Planned Center District (Commercial Uses) | Undeveloped Land |
| North | “PD” - Planned Development District (Commercial Uses), “LI” - Light Industrial District (Industrial Uses) | Retail (Tractor Supply Co), Undeveloped Land |
| South | “C” - Planned Center District (Commercial Uses) | Gas station (QuikTrip), Undeveloped Land |
| East | “ML” - Light Manufacturing District (Industrial Uses), “LI” - Light Industrial District (Industrial Uses) | Industrial uses (UPS Hub), Industrial uses (Dynacraft) |
| West | “C” - Planned Center District (Commercial Uses) | Church (High Pointe Church) |

PROPOSED ZONING: The applicant requests to rezone the subject property from “C” - Planned Center District to “I1” - Light Industrial District generally for light industrial and commercial uses.

The request to rezone to Light Industrial is compatible with the existing zoning and developments in the area, along with the Comprehensive Plan designation of Employment Mix which calls for light industrial uses. Staff recommends approval of the proposed zoning.

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 “Diversity (Supporting our Economy and People)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide new businesses and developments that support economic engines, broaden the tax base, and make the city’s economy more adaptable and resilient.”
- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Oak Hollow District and is designated as the Employment Mix placetype.

Employment Mix includes professional, and service uses typically on smaller sized parcels with lower intensities than a traditional business campus. This type of development may support a variety of occupations including general office, research and development facilities, medical clinics, light industrial, and business incubators. These uses are typically located with nearby access to arterial thoroughfares. These businesses have appealing street frontages with an increased level of aesthetics and landscaping.

- 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 plan’s 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, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$187,719 for the 18.78-acre property, which should contribute to achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support or letters of opposition to this request. 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 September 12, 2023, the Planning and Zoning Commission voted 7-0-0 to table the item indefinitely.

On September 26, 2023, the Planning and Zoning Commission voted 6-1-0 to approve

the zoning request.

On October 2, 2023, the City Council voted 7-0-0 to table the item to the October 17, 2023, City Council Meeting.

On October 17, 2023, the City Council voted 7-0-0 to table the item indefinitely.

SUPPORTING MATERIALS:

[PZ Minutes 09-26-2023](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Oak Hollow District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Zoning Ordinance](#)

[Zoning Exhibit A-C](#)

[Use Restrictions - Informational Only
Presentation](#)