



22-0122Z2

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “C” - Planned Center District and “CC” - Corridor Commercial Overlay District to “LI” - Light Industrial District and “CC” - Corridor Commercial Overlay District, Located on the Southeast Corner of Bloomdale Road and U.S. Highway 75 (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:** October 25, 2022

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager  
Lexie Schrader, Planner I

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

**APPLICATION SUBMITTAL DATE:** September 26, 2022 (Original Application)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 4.357 acres of land, generally for light industrial uses.

**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 and Residential Uses) | Undeveloped Land  |

|       |                                                                                                     |                                                   |
|-------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------|
| South | "C" - Planned Center District (Commercial Uses), "LI" - Light Industrial District (Industrial Uses) | Freedom Powersports<br>McKinney, Undeveloped Land |
| East  | "AG" - Agricultural District (Agricultural Uses)                                                    | McLARRY Cemetery                                  |
| West  | "PD" - Planned Development District (Commercial and Residential Uses)                               | Undeveloped Land                                  |

**PROPOSED ZONING:** The applicant requests to rezone the subject property from "C" - Planned Center to "LI" - Light Industrial District in order to develop a trailer sales business.

The request for "LI" - Light Industrial zoning on the subject property aligns with the Employment Mix placetype designation on the Comprehensive Plan and should be compatible with existing and proposed adjacent uses. Neighboring properties to the south of this tract currently have similar zonings and similarly established uses, such as Freedom Powersports and Landmark Equipment.

Due to its conformance with the Comprehensive Plan and the compatibility with surrounding developments in a growing industrial area, staff recommends approval of the proposed zoning 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 "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 \$44,359 for the 4.357 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. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any citizen comments through the online citizen portal.

**BOARD OR COMMISSION RECOMMENDATION:** On October 25, 2022, the Planning and Zoning Commission voted 4-3-0 to recommend approval of the proposed zoning request. Commission members Woodruff, Lebo and Mantzey were opposed.

**SUPPORTING MATERIALS:**

[10.25.2022 PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Oak Hollow District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Exhibits A-C](#)  
[Presentation](#)