



21-0036Z

TITLE: 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, Located on the North Side of Wilmeth Road and Approximately 1,130 Feet West of State Highway 5 (McDonald Street)

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: April 13, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 4, 2021 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: February 22, 2021 (Original Application)
March 18, 2021 (Resubmittal Date)

ITEM SUMMARY: The applicant is requesting to rezone approximately 13.458 acres of land, generally for industrial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“AG” - Agricultural District (Agricultural Uses), “PD” - Planned Development District Ordinance No. 1998-11-63 (Office Uses), and “CC” - Corridor Commercial Overlay District	Single Family Residence and Cornerstone Offices
North	“PD” - Planned Development District Ordinance No. 2012-08-037 and “CC” - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
South	“AG” - Agricultural District and “CC” - Corridor Commercial Overlay District (Agricultural Uses)	Meadow Ranch Subdivision
East	“PD” - Planned Development District Ordinance No. 1992-02-01 and “CC” - Corridor Commercial Overlay District (Light Manufacturing Uses)	Single Family Residence
West	“PD” - Planned Development District Ordinance No. 2002-05-050 and “CC” - Corridor Commercial Overlay District (Commercial Uses)	380 West Animal Hospital

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “AG” - Agricultural District to “LI” - Light Industrial District, generally for industrial uses.

Given that the property fronts Wilmeth Road and that adjacent properties are developed with industrial uses, Staff is of the professional opinion that the rezoning request is appropriate and will be compatible with the surrounding uses. 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 establish distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes.

Per the Preferred Scenario, the subject property is designated as the Employment Mix placetype and is within the Oak Hollow District. Other placetypes included in this district are Urban Living, Suburban Living and Neighborhood Commercial.

- 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.
- Fiscal Model Analysis: The attached fiscal analysis shows a positive fiscal benefit of \$136,405 for the property and should contribute to achieving an overall fiscal balance in the city. Some key takeaways for this property include:
 - The proposed zoning is expected to provide nearly double the potential development value than the current zoning.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Oak Hollow District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Zoning Exhibit](#)

[Presentation](#)