



22-0012Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Allow for Commercial and Heavy Machinery Sale and Storage Uses, Located on the West Side of State Highway 5 (McDonald Street) and Approximately 2,800 Feet North of Telephone Road

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 12, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, Planner II
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 3, 2022 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning request with the following special ordinance provisions:

1. The subject property shall be zoned "PD" - Planned Development District and shall be subject to the following special ordinance provision:
 - a. The subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: January 31, 2022 (Original Application)

ITEM SUMMARY: The applicant is requesting to zone approximately 11.65 acres of land, generally for commercial and heavy machinery sale and storage uses.

An associated voluntary annexation request (21-0010A) will be considered by the City Council at the May 3, 2022 meeting.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	McKinney ETJ	Undeveloped Land
North	"AG" - Agricultural District (Agricultural Uses), McKinney ETJ	Undeveloped Land
South	McKinney ETJ	Single Family Residence
East	McKinney ETJ	Cube Smart Storage
West	McKinney ETJ	Class A Motor Coach Storage, Bobcat of North Texas - McKinney

PROPOSED ZONING: The applicant requests to zone the subject property to "PD" - Planned Development District with a base zoning of "C3" - Regional Commercial District, generally for commercial uses. With this request, the applicant is proposing an additional permitted use for heavy machinery sales and storage. As mentioned above, this zoning request is in association with an annexation request to bring the subject property into the city limits. The property should develop as a quasi-commercial use with the "C3" - Regional Commercial base zoning district.

Although the existing developments surrounding the subject property are not within the city limits and are not subject to the zoning ordinance, the proposed request is of a similar use to the adjacent Bobcat of North Texas - McKinney property to the west as well as the existing storage facilities to the east and west of the subject property. Staff feels that the proposed zoning request should not negatively impact the surrounding uses.

As such, Staff recommends approval of the proposed request.

CONFORMANCE TO ONE MCKINNEY 2040: 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 illustrate 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 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 East Fork District and is designated as the Commercial Center Placetype.

Commercial Center is characterized by big box stores or multi-tenant commercial uses. They are typically located at high volume intersections and along both sides of a highway or arterial. Commercial Centers are accessible primarily by one mode of travel, the automobile; though walkable pedestrian access should be encouraged wherever possible. Buildings are typically set back from the road behind large surface parking lots that may be prime locations for infill development.

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 Commercial Center Placetype of the East Fork District and 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 approximately \$694,000 for the 11.65-acre property, which should contribute to achieving an overall fiscal balance in the city. It is important to note that the reason the existing zoning analysis does not have a value is because this property is located within McKinney’s Extra Territorial Jurisdiction (ETJ).

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 also received citizen comments through the online citizen portal, which are attached for your reference.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Citizen Comment](#)

[Comprehensive Plan Maps](#)

[East Fork District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Standards](#)
[Presentation](#)