



22-0056Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “ML” - Light Manufacturing District to “LI” - Light Industrial District, Located at 1901 Couch Drive

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: June 14, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, Planner I
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 June 21, 2022 meeting.

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

APPLICATION SUBMITTAL DATE: May 16, 2022 (Original Application)

ITEM SUMMARY: The applicant is requesting to rezone approximately 13.056 acres of land, generally for industrial uses.

EXISTING ZONING AND LAND USES:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|--|---|
| Subject Property | “ML” - Light Manufacturing District (Industrial Uses) | Jordan Towing (Currently in Construction) |

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|-------|---|-------------------------------------|
| North | "ML" - Light Manufacturing District (Industrial Uses) | Undeveloped Land |
| South | "MH" - Heavy Manufacturing District (Industrial Uses) | Wistron GreenTech, Brilong Company |
| East | "MP" - Mobile Home Park District (Mobile Dwellings) | Bramblewood Mobile Home Community |
| West | "ML" - Light Manufacturing District (Industrial Uses) "MH" - Heavy Manufacturing District (Industrial Uses) | Quikrete McKinney, Petosky Plastics |

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for industrial uses and to bring the property into a more updated zoning district.

In order to better suit the future industrial businesses within the business park, the applicant is proposing to update the zoning of the subject property to "LI" - Light Industrial district. The "LI" - Light Industrial district is a modernized zoning district that has many of same uses of the "ML" - Light Manufacturing district.

This area within McKinney is associated largely with industrial uses. The properties to the north, south, and west are zoned "ML" - Light Manufacturing district or "MH" - Heavy Manufacturing district, which allow for light and heavy industrial activity. This zoning will stay within the industrial feel created by neighboring properties. While the property to the east is zoned for and is currently used as a mobile home park, the owner of the industrial property will be required include the required screening and buffering adjacent to residential districts. A 60' right-of-way is proposed through the subject property, which will require a 20' landscape buffer adjacent to the new public street.

Because of the established industrial nature of the surrounding area, Staff believes that the proposed rezone is compatible with adjacent developments. As such, Staff recommends approval of the requested rezone.

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 Business & Aviation 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 Business & Aviation 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 \$131,626 for the 13.056 acre property, which should contribute to achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any letters in support of or in 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.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business & Aviation District](#)
[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Zoning Exhibit](#)

[Metes and Bounds](#)

[Presentation](#)