



22-0054Z4

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 Approximately 700 Feet South of Harry McKillop Boulevard and on the West Side of Airport Drive, 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: August 2, 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: May 16, 2022 (Original Application)
June 7, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 1.28 acres of land, generally for light industrial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” - Agricultural District (Agricultural and Residential Uses)	Single Family
North	“LI” - Light Industrial District (Industrial Uses)	McKinney Airport Center
South	“AG” - Agricultural (Agricultural and Residential Uses)	Undeveloped Land

East	"ML" - Light Manufacturing (Industrial Uses)	Undeveloped Land
West	"RED-2" - Residential Estates District (Single Family Uses)	Single Family

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "LI" - Light Industrial District generally for industrial uses.

The property is located in a growing industrial area near property zoned "ML" and "LI for industrial and manufacturing uses. The proposed rezoning request is in conformance with the Comprehensive Plan designation and is compatible with adjacent zoning.

As such, staff recommends approval of the 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 Business and 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 and 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 \$12,905 for the 1.28 acre property, which should contribute to achieving an overall fiscal balance in the city.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received 0 letters of support to this request and 0 letters of opposition. 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 July 12, 2022, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

On June 28, 2022, the Planning and Zoning Commission voted 6-0-0 to close the public hearing and table the item indefinitely due to a notification error.

On July 19, 2022, the City Council voted 7-0-0 to close the public hearing and table the item indefinitely due to a notification error.

SUPPORTING MATERIALS:

[PZ Minutes 7.12.2022](#)

[PZ Minutes 6.28.2022](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Business and Aviation District](#)

[Placetype Definitions](#)

[Fiscal Analysis](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[Presentation](#)