



22-0089Z

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 2,950 Feet East of FM 1827 and on the South Side of U.S. Highway 380 (University 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: September 13, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Lexie Schrader, 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 October 3, 2022 meeting.

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

APPLICATION SUBMITTAL DATE: July 11, 2022 (Original Application)
August 17, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 15.05 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 uses)	Undeveloped Land

North	City of McKinney ETJ	Existing Industrial Development
South	"PD" - Planned Development District (Light Manufacturing Uses)	380 McKinney C&D Landfill
East	"ML" - Light Manufacturing District (Industrial Uses)	Stapleton Construction Materials
West	"LI" - Light Industrial District (Industrial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property from "AG" - Agricultural District to "LI" - Light Industrial District in order to develop a truck repair business and vehicle storage lot.

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 the existing surrounding uses. Adjacent properties currently have similar zoning and established industrial uses.

Due to its conformance with the Comprehensive Plan and its compatibility with surrounding developments in a primarily 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 East Fork District and is designated as the Employment Mix

placetype.

The **Employment Mix** placetype 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 East Fork 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 \$151,225 for the 15 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.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[East Fork District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)