CITY OF McKINNEY, TEXAS

Legislation Text

File #: 21-0039Z, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "LI" - Light Industrial District, Located Approximately 750 Feet West of Almeta Lane and on the South Side of Harry McKillop Boulevard (F.M. 546)

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: May 11, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Gibbon, Planner II
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed zoning request.

APPLICATION SUBMITTAL DATE: March 2, 2021 (Original Application)

ITEM SUMMARY: The applicant is requesting to zone approximately 112.4 acres of land, generally for industrial uses.

An associated voluntary annexation request (21-0005A) will be considered by the City Council at the June 1, 2021 meeting.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	McKinney ETJ	Undeveloped Land
North	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
South	McKinney ETJ	Undeveloped Land
East	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land

West	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to zone the subject property to "LI" - Light Industrial District, generally for industrial uses. This zoning request aligns with the 'Aviation,' 'Manufacturing & Warehousing,' and Employment Mix' placetypes designated in the comprehensive plan. Staff feels that the proposed zoning request should be compatible with the existing and proposed surrounding uses, and as such, recommends approval of the 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 series of Land Use Diagrams establish distinctive districts, each with a clear intent, market focus, and desired development patterns that are reinforced through character-defining placetypes.

Per the Preferred Scenario, the subject property is located in the Business & Aviation District and is designated as the 'Aviation,' 'Manufacturing & Warehousing,' and Employment Mix' placetype. Other placetypes included in this district are Professional Center and Commercial Center placetypes.

- Guiding Principles: The proposed zoning 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 aligns with the land use diagram of the comprehensive plan and/or meets a majority of the established criteria to be considered compatible with the Land Use Diagram. The proposed zoning request generally aligns with the 'Aviation,' 'Manufacturing & Warehousing,' and Employment Mix' placetypes. Furthermore, Staff feels that the proposed zoning request should be compatible with the existing and proposed surrounding uses.

- Fiscal Model Analysis: The attached fiscal analysis shows a fiscal benefit of $1.1 million for the 112.4-acre property. It is important to note that the reason that 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 comments or phone calls in support of or opposition to this request.