

**Planning and Zoning Commission Meeting Minutes of May 9, 2017:**

**17-066Z      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 8,625 Feet East of Airport Drive and on the South Side of U.S. Highway 380 (University Drive)**

Ms. Melissa Spriegel, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 15.00 acres of land from "AG" – Agricultural District to "LI" – Light Industrial District. Ms. Spriegel stated that currently the Future Land Use Plan (FLUP) designates the property for industrial uses. She stated that the properties located west and south of the subject property are zoned for similar industrial uses, the property located to the east is zoned for agricultural uses, and the properties to the north are located within the City's Extraterritorial Jurisdiction (ETJ). Ms. Spriegel stated that given the frontage on U.S. Highway 380 (University Drive) and the surrounding industrial uses, it is Staff's opinion that the rezoning request will compliment and remain compatible with the existing and future land uses. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Ms. Marcella Olson; Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP; 500 W. 7<sup>th</sup> Street; Fort Worth, TX; stated that she concurred with the Staff Report. She stated that the subject property has construction landfills on two sides. Ms. Olson stated that U.S. Highway 380 (University Drive) bordered one side. She stated that there are several automotive uses north of the subject property. Ms. Olson stated that she believes that an

industrial use is appropriate for this location based on the Comprehensive Plan and the surrounding land uses. She requested approval of the proposed rezoning request.

Commission Member Smith asked if she knew what the ultimate use would be on the subject property if it is rezoned to "LI" – Light Industrial District. Ms. Olson stated that her client is the property owner and is preparing the land to sell. She stated that her client would not be the developer. Ms. Olson stated that there was potential interest in the property by a buyer interested in developing mini-warehouses. She stated that if that sale does not go through, her client still wants to rezone the property to an industrial zone. Ms. Olson stated that her client felt that an industrial use was the most appropriate use for the property and rezoning would help with selling of the property.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 16, 2017.