

Planning and Zoning Commission Meeting Minutes of February 26, 2019:

19-004Z 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 280 Feet West of State Highway 5 (McDonald Street) and on the North Side of Wilmeth Road. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone approximately 24.20 acres of land from "AG" – Agricultural District to "LI" – Light Industrial District. Mr. Soto stated that the applicant has indicated their intent to develop the subject property for warehouse flex space with the potential for office and distribution uses. He stated that within the past several years there has been desire to maintain and grow the City's industrial base within this sector. Mr. Soto stated that the proposed project, along with the surrounding area having some sort of industrial uses, should help establish this area as a strong employment center. He stated that the proposed rezoning request is generally in conformance with the Comprehensive Plan. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Tim Geisler, ML Realty Partners, One Pierce Place, Itasca, IL, briefly explained the proposed rezoning request. He stated that their company is a long-term holder of industrial real estate. Mr. Geisler stated that they have approximately 14,000,000 total square feet between the Chicago and Dallas markets. He stated that they inquire existing industrial buildings and develop industrial buildings. Mr. Geisler stated that they have recently

done similar developments in Lewisville and Coppell. He stated that they were planning to have three industrial buildings on the subject property. Mr. Geisler stated that two would be rear load buildings with a shared truck court right off of Wilmeth Road and a cross dock on the north side of the site. He stated that the proposed development would be very similar to what Hunt Southwest recently developed to the west of the subject property. Mr. Geisler stated that they are working on the site plan; however, it is not finalized yet. Vice-Chairman Mantzey asked if there was a construction timeframe. Mr. Geisler stated that they would like to start on it right away. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, 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 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 19, 2019.