

Planning and Zoning Commission Meeting Minutes of November 12, 2019:

19-0068Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "LI" - Light Industrial District to "PD" - Planned Development District, Generally to Modify the Use and Development Standards, Located on the South Side of University Drive (U.S. Highway 380) and Approximately 8,800 Feet East of Airport Drive. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone the subject property to a "PD" – Planned Development District. Ms. Arnold stated that the base zoning would generally be heavy industrial; however, there would be modifications to the heavy industrial uses allowed. She stated that the development regulations provision would allow for a lime slurry with minimum timing standards. Ms. Arnold stated that if there were any lapse in those timings then the allowance for the lime slurry would essentially go away. She stated that there were the allowance by specific use permit (SUP) for a sanitary landfill and batch plants and associated uses with them. Ms. Arnold stated that Staff recommends approval of the proposed rezoning request given the location, adjacent to the Type IV landfill on US Highway 380 (University Drive), and the City's desire to locate these type of industrial uses in a more desirable, compatible location. She offered to answer questions. There were none. Mr. Casey Gregory, Sanchez & Associates, 2000 N. McDonald St., McKinney, TX, stated that he was representing Lhoist and that the lime slurry they product is used on a

number of projects and roads in the area. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member Haeckler, 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 December 3, 2019.