

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

19-0016Z Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Rezone the Subject Property from "AG" - Agricultural District, "ML" - Light Manufacturing District, "MH" - Heavy Manufacturing District, and "PD" - Planned Development District to "RO" - Regional Office District, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 100 Feet North of Crestwood Drive. Ms. Samantha Pickett, Planning Manager for the City of McKinney, explained the proposed rezoning request. She stated that the City is requesting to rezone the subject property to "RO" – Regional Office District. Ms. Pickett stated that part of the 2004 Comprehensive Plan, Staff noticed that this area had developed as industrial in nature. She stated that there had been improvements to State Highway 121 (Sam Rayburn Tollway), State Highway 5 (McDonald Street), and Spur 399. Ms. Pickett stated that this area was a gateway into the City. She stated that the City had invested in partnerships to grow and develop non-industrial property. Ms. Pickett stated that Staff had been working with the Texas Department of Transportation (TxDOT) on improvements to State Highway 5 (McDonald Street) to better support current and future demands. She stated that the recently adopted 2040 Comprehensive Plan shows this area as an activity center for the City and the subject property as a professional campus. Ms. Pickett stated that industrial uses can be appropriate in certain areas, the intensity of the current zoning of the subject property does not align with that vision. She stated that City has initiated the proposed rezoning

request to better align it with the 2040 Comprehensive Plan. Ms. Pickett stated that several letters of support were distributed to the Commission prior to the meeting. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Ms. Jill Alcantara, 2837 Dog Leg Trail, McKinney, TX, stated that she represented McKinney Green or Not and lived approximately 1,600 feet from the batch plants. She stated that the East McKinney communities had suffered for years with the nerve wrecking noise, intrusive lights, and choking cement dust created by these three industrial plants. Ms. Alcantara stated that they operate 24 hours per day. She stated that the proposed rezoning could have a real impact on the lives of the people that live within one mile of these industrial facilities. Ms. Alcantara stated that their most urgent concern is the constant exposure to the cement dust. She stated that these extremely small particles lodge in your lungs over time and can cause Silicosis, a dangerous type of lung cancer. Ms. Alcantara stated that it was particularly dangerous to children and the elderly. She stated that the cement dust is known to remain suspended in the air for up to two weeks before settling on the objects below. Ms. Alcantara stated that in the Texas wind, the cement dust could easily travel 10 miles in an hour. She stated that 17,000 McKinney residents live within a one mile radius of these plants. Ms. Alcantara stated that Texas Christian University (TCU) has tested the dust in their homes more than once and documents that 50 – 80% of the dust they found was cement dust. She stated that Marven Elementary School on Eldorado had 497 students that breathe this stuff 24 hours per day. Ms. Alcantara stated that

they breathe the cement dust is inside their homes, at school, and when they play outside. She stated that there are City offices within a mile of these batch plants. Ms. Alcantara stated that the Senior Recreation Center and the senior housing used by hundreds of McKinney residents is also within a mile of these batch plants. She stated that it was vital to the health and quality of life of McKinney's most venerable residents. Ms. Alcantara stated that it was also important to the future of development of McKinney's southern gateway. She stated that these plants are an environmental disgrace, loud, dirty, with unkempt shacks, rusting tanks, and their trucks are dangerous and aggressive on the roads. Ms. Alcantara stated that the trucks drag rock, gravel, and cement dust on State Highway 5 (McDonald Street) endangering McKinney residents. She encouraged the Commission to approve the proposed rezoning request and bring these properties into compliance with the City's Comprehensive Plan. Mr. Sy Shadhid, Executive Director of the Heard Museum, stated that they were located directly across the railroad tracks to the east of the subject property. He stated that Heard Museum was an undiscovered gem of Collin County and the only wildlife sanctuary for hundreds of miles. Mr. Shadhid stated that over 100,000 people visit the museum and over 22,000 field trips are taken at the museum. He stated that there are two sensitive ecosystems – the federally funded wetland and their bird area. Mr. Shadhid stated that they have over 300 species of birds that migrate from Canada to Mexico that also stop at the Heard Museum to have their babies. He stated that they were constantly impacted by the dust, loud noises, and lights from the nearby batch plants. Mr. Shadhid urged the Commission to pass the proposed rezoning request to protect the

environment for generations to come. He offered to answer questions. There were none. Chairman Cox read the following five names of the residents who turned in speaker cards in support of the proposed rezoning request; however, they did not wish to speak during the meeting: Mr. Al Alcantara, 2837 Dog Leg Trail, McKinney, TX; Ms. Linda Krohn, 2201 S. Highway 5 (McDonald Street), McKinney, TX; Ms. Nancy McClendon, 2941 Dog Leg Trail, McKinney, TX; Ms. Ronda Steffey, 2833 Dog Leg Trail, McKinney, TX; and Ms. Lisa Waits, 1534 Oso Trail, Glenn Heights, TX. On a motion by Commission Member Kuykendall, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and to 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 would be forwarded to the April 16, 2019 City Council meeting.