

Planning and Zoning Commission Meeting Minutes of January 8, 2019:

18-0087Z 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 and "C3" - Regional Commercial District, Located on the Southeast Corner of Couch Drive and FM 546 (Harry McKillop Boulevard). Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone the subject property from "AG" – Agricultural District to "LI" – Light Industrial District and "C3" – Regional Commercial District, generally for industrial and commercial uses. Mr. Soto stated that the subject property is located off of FM 546 (Harry McKillop Boulevard) and Couch Drive. He stated that there have been similar rezoning requests in the area that were recently approved. Mr. Soto stated that within the past several years, there has been a desire to maintain and grow the City's industrial base within this sector near the airport. He stated that given the area's designation for industrial uses, as well as the newly construed FM 546 (Harry McKillop Boulevard) providing increased access to the area, the subject property is well positioned for industrial and commercial uses. Mr. Soto stated that the proposed rezoning request should complement the surrounding properties currently planned or zoned for similar industrial uses. He stated that the request is in conformance to the ONE McKinney 2040 Comprehensive Plan. Mr. Soto stated that Staff recommends approval

of the proposed rezoning request and offered to answer questions. Chairman Cox asked if the subject property was in the greenbelt or Employment Mix area. Mr. Soto stated that it would be within the Professional Campus. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that was correct. Mr. Greg Nelson, 3730 FM 1960 West, Houston, TX, stated that he was the Managing Director of Sentinel Capital, LLC. He stated that they plan to place flex space on the back side of the "LI" – Light Industrial property. Mr. Nelson stated that they plan to have mixed uses on the front portion of the retail section, which would front FM 546 (Harry McKillop Boulevard). Chairman Cox stated that this area of McKinney is changing. He opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Franklin, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 5, 2019.