

Planning and Zoning Commission Meeting Minutes of February 13, 2018:

17-0002Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for Commercial, Office, Warehouse and Agricultural Uses, Located Approximately 750 Feet West of State Highway 5 (McDonald Street) and on the South Side of Eldorado Parkway

Mr. Matt Robinson, AICP, Planning Manager for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone approximately 16.7 acres of land from "PD" – Planned Development District to "PD" – Planned Development District generally for commercial, office, warehouse, and agricultural uses. Mr. Robinson stated that the proposed development regulations are designed to break the property into two tracts. He stated that Tract 1 was on the northeast corner of the subject property and Tract 2 was the larger portion to the west of Tract 1 as shown on the Zoning Exhibit. Mr. Robinson stated that Tract 1 was proposed to consist of a mix of commercial, office, and warehouse uses and Tract 2 was almost exclusively floodplain and that it was intended to be used for agricultural purposes. He stated that as part of the proposed regulations for Tract 1 the development includes a warehouse with caretaker's quarters and six horse stalls to be developed. Mr. Robinson stated increased masonry percentages were proposed in the development regulations to have 85% masonry on each elevation, where only 50% is currently required. He stated that development will generally be in accordance with the proposed concept plan with defined building square footage and uses established within the development regulations. Mr. Robinson stated that under the current "PD" – Planned Development District regulations all of the proposed uses are allowed, with the exception for the proposed warehouse with

caretaker's quarters and six horse stalls. He stated that given the location of the property and the proximity of commercial, office, and industrial/storage uses to the north, south, and east, Staff was of the opinion that the rezoning request is appropriate for the subject property. Mr. Robinson stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Don Day, 110 E. Louisiana Street, McKinney, TX, concurred with the Staff Report and asked for a recommendation of approval for the proposed rezoning request.

Chairman Cox opened the public hearing and called for comments. There were none.

Commission Member Smith commended Mr. Day for the proposed project. She stated that this was one of the most unique diversity of uses that she had seen during her 17 years of public service. Commission Member Smith stated that she loved that he was willing to utilize the floodplain for orchards and gardens, have a pub would be located on the City's Hike and Bike trail that abuts the subject property, and have horse stalls with caregiver quarters. She stated that it will bring such a unique livelihood to this area and would be a quality development. Commission Member Smith stated that she was looking forward to seeing this developed.

Chairman Cox concurred with Commission Member Smith's comments. He stated that he appreciated what Mr. Day was proposing.

On a motion by Vice-Chairman Mantzey, 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 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 6, 2018.