

Planning and Zoning Commission Meeting Minutes of October 23, 2018:

18-0111Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "LI" - Light Industrial District, Approximately 150 feet south of Tower Lane and Approximately 130 Feet East of College Street. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting from "RS 60" – Single Family Residence District to "LI" – Light Industrial District. Mr. Soto stated that the property is currently zoned for single family residential uses; however, the subject property and the site to the north has operated in the past as a contracting yard. He stated that in 2016 the applicant received approval to rezone the property to the north to "LI" - Light Industrial District. Mr. Soto stated that now the applicant is requesting to rezone the subject property to "LI" – Light Industrial District to be consistent with the property to the north. He stated that it is Staff's professional opinion that the uses permitted by right in the proposed zoning district would be compatible with existing industrial uses. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Dwayne Zinn, Cross Engineering, 131 S. Tennessee Street, McKinney, TX, briefly explained the proposed rezoning request. He stated that the owner wants to use the existing building on the subject property for the

same purpose that it has been used for some time. Mr. Zinn stated that the building has been used for storage of roofing materials. He stated that the owner has some possible future plans to add some parking. Mr. Zinn stated that there is floodplain running through the southern portion of the property. He offered to answer questions. Commission Member Doak asked for clarification on whether the property would be used for light manufacturing or storage. Mr. Zinn stated that it would be for the storage for the metal roofing materials used in the owner's business. He stated that there could be some fabrication of the thin metal pieces for specific jobs. Chairman Cox asked if the fabrication of the metal would take place inside or outside. Mr. Zinn stated that it would be inside the existing building. Chairman Cox asked about the possible noise level of the metal fabrication, since there are some single family homes nearby. Mr. Zinn stated that there should be very little noise created in the bending of the thin metal used for flashing on roofing. He stated that they could have some hydraulic presses for thicker materials; however, most of it should be the thin metal. Commission Member Smith asked if the facility operated during normal business hours. Mr. Zinn stated that the facility does not currently operate. He stated that it simply used for storage. Mr. Zinn stated that there is some work that needs to be done to the existing building to bring it up to Fire codes before the owner can do any fabrication in there. He stated that it would be operated during normal business hours. Chairman Cox asked if there was going to be

any screening with the single family residents to the west. Mr. Zinn said yes. He stated that the owner plans to bring it up to City Codes when he applies for a Certificate of Occupancy (CO). Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, 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 would be forwarded to the December 4, 2018 City Council meeting.