

DRAFT Planning and Zoning Commission Meeting Minutes of December 10, 2019:

19-0102Z 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, Located on the Southwest Corner of Airport Drive and Harry McKillop Boulevard. Mr. Joe Moss, Planner for the City of McKinney, explained the proposed rezoning request. He briefly discussed that Spur 399 should be coming to this area in the future, which could bring commercial development to this area. Mr. Moss stated that Staff feels the proposed rezoning request was appropriate and requested approval of the request. He offered to answer questions. There were none. Mr. Kyle McCullah, 1207 Hampshire Lane, Richardson, TX, briefly explained the proposed rezoning request and stated that he spoke with some of the neighbors about their concerns. He stated that they were concerned about some existing drainage issues. Mr. McCullah stated that they proposed two drainage areas, plus the proposed service court to be detention areas on the property. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Ms. Susan Montgomery, 1229 Old Mill Rd., McKinney, TX, briefly discussed some of the drainage issues in the area. She stated that they spoke with Mr. McCullah and he stated that they plan to address the drainage on the subject property. Ms. Wood stated that they do not oppose the property and she felt what could currently be developed on the property could be a lot worse. Mr. Lawrence Wood, 1290 Old Mill Rd., McKinney, TX, stated that they spoke with the architect on the project about the proposed

detention areas. He felt the proposed use was proper for the site. Ms. Georgene Wood, 1290 Old Mill Rd., McKinney, TX, expressed concerns about increased traffic on their old road and the drainage issues. She stated that Simpson Strong Tie property was causing drainage issues; however, they had not addressed them. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, 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 January 7, 2020.