

Planning and Zoning Commission Meeting Minutes of October 9, 2018:

18-0100Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial Overlay District and "CC" - Corridor Commercial Overlay District, Located Approximately 800 Feet East of Hardin Boulevard and on the North Side of State Highway 121 (Sam Rayburn Tollway). Ms. Melissa Spriegel, AICP, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone the subject property generally for commercial uses. Ms. Spriegel stated that the current agricultural zoning has been in place since the property was annexed into the City; however, the intent was to rezone the property for non-residential uses as development grew in the area. She stated that given the growing development along State Highway 121 (Sam Rayburn Tollway) and the increase of non-residential development in the area, it is Staff's professional opinion the rezoning request is appropriate for the subject property and will help to develop this portion of the tollway for regional commercial uses. Ms. Spriegel stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Smith stated that she drove by the subject property prior to this meeting. She asked if the powerlines on the property would cause a constraint on developing the

property. Ms. Spiegel stated that Staff had not evaluated it at this time. She stated that Staff would look at that when the site plan was submitted to the City. Ms. Samantha Pickett, AICP, Planning Manager for the City of McKinney, stated that the City has provisions to account for issues pertaining to landscaping near overhead powerlines. Commission Member Smith stated that she was curious if the types of uses could be effected by the overhead powerlines. Ms. Pickett stated that they could affect the height of the buildings. Mr. Grayson Hughes, Big Red Dog Engineering, 8144 Walnut Hill Lane, Dallas, TX, stated that it is the intent of the property owner to subdivide the subject property. He briefly explained the proposed rezoning request. Mr. Hughes stated that since they could not subdivide agricultural property to less than 10 acres, they felt rezoning the property to a "C3" – Regional Commercial District would keep the property flexible for future development. He offered to answer questions. There were none. Chairman Cox opened the Public Hearing and called for comments. There being none, on a motion by Commission Member Smith, 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. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the November 6, 2018 City Council meeting.