

**Planning and Zoning Commission Meeting Minutes of November 14, 2017:**

**17-273Z      Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located Approximately 400 Feet South of Bloomdale Road and on the West Side of McLarry Drive**

Ms. Danielle Quintanilla, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone approximately 3.42 acres of land from "C" – Planned Center District and "CC" – Corridor Commercial Overlay District to "LI" – Light Industrial District and "CC" – Corridor Commercial Overlay District, generally for industrial uses. Ms. Quintanilla stated that currently the Future Land Use Plan (FLUP) calls for this land to be commercial. She stated that the applicant is going to maintain the "C" – Planned Center District zoning designation on the adjacent western property to maintain the commercial frontage along US Highway 75 (Central Expressway). Ms. Quintanilla stated that the subject property would then only have frontage along McLarry Drive. She stated that there had been several rezoning cases in this area, south of the subject property, which have rezoned to "LI" – Light Industrial District. Ms. Quintanilla stated that given the industrial designation of the properties to the east within the Future Land Use Plan (FLUP), Staff is of the professional opinion that the proposed rezoning request will serve as a transition to the current and future industrial uses to the east. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions.

Vice-Chairman Mantzey asked if Staff felt the remaining parcel of land was still commercially developable considering the depth of the commercial tract on the service road at US Highway 75 (Central Expressway) and the depth of the remaining property. Ms. Quintanilla said yes. She stated that Staff and the applicant had discussed placing a commercial use on the western property along US Highway 75 (Central Expressway) that would work with the depth.

Mr. Allan Ross, 14902 Preston Road, Dallas, TX, stated that he was representing Freedom Powersports. He stated that they were purchasing both parcels that Ms. Quintanilla referenced. Mr. Ross stated that they had already submitted a preliminary site plan to Staff to show the general configuration planned for the commercial tract. He stated that the commercial tract was approximately four acres. Mr. Ross stated that the subject property was approximately three acres.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, 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, 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 December 5, 2017.