

Draft Planning and Zoning Commission Meeting Minutes of April 28, 2020:

20-0026Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing District and "PD" Planned Development District to "LI" - Light Industrial District, Located Approximately 1,200 Feet West of Airport Drive and on the South Side of Harry McKillop Boulevard. Mr. Joe Moss, Planner for the City of McKinney, explained the proposed rezoning request. He stated that the current property is undeveloped. Mr. Moss stated that to the north is a waste management facility. He stated that other surrounding parcels were currently undeveloped. Mr. Moss stated that the subject property was currently divided into two tracks of land and explained the current zoning for each. He stated that Staff felt the proposed zoning would advance the district's intent, identity, and brand; therefore, Staff was recommending approval of the proposed rezoning request. He offered to answer questions. Commission Haeckler asked if they took the route of U.S. Highway 380 into consideration. Mr. Moss stated yes and that Staff does not currently know where the major intersection would be located once Spur 399 eventually extends through this area; however, Staff does not believe that a major intersection will be at the proposed site. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff has a preferred Spur 399 alignment coming out of the feasibility study with TxDOT (Texas Department of Transportation) and that there would still be some maneuverability on the location based upon the environmental study that will be completed over the next couple of years. She stated that the

new Spur 399 extension would create a new major intersection and would downplay the Harry McKillop Boulevard and Airport Drive intersection. Ms. Arnold stated that Planning Staff was monitoring it in terms of how it would affect the Comprehensive Plan. She stated that an update to the Comprehensive Plan and land use maps would be completed once Staff knows the official location of the Spur 399 alignment. Mr. Matt Bukin, Texas Land & Building Company, 1114 Stratfort Dr., Richardson, TX, briefly explained the proposed rezoning request and 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 Haeckler, 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 May 19, 2020.