

Planning and Zoning Commission Meeting Minutes of October 8, 2019:

19-0068Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "LI" - Light Industrial District to "PD" - Planned Development District, Generally to Modify the Use and Development Standards, Located on the South Side of University Drive (U.S. Highway 380) and Approximately 8,800 Feet East of Airport Drive. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the applicant and Staff were requesting to table the proposed rezoning request in order to allow them time to continue working on the development standards included in the request. She offered to answer questions. Commission Member Haeckler asked if the public hearing would be kept open or closed. Ms. Arnold stated that Staff recommends that the public hearing be closed. She stated that Staff would renotice prior to the next public hearing. Mr. Casey Gregory, Sanchez & Associates, 2000 N. McDonald Street, McKinney, TX, stated that they were asking to table the request for now as they work with Staff on the exact wording of the development standards. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Mr. Jay Azami, 2675 University Drive (U.S. Highway 380), McKinney, TX, spoke in opposition to the request. He expressed traffic, safety, and health concerns. Mr. Azami stated that he did not receive any communication on the request. He stated that his property is located directly across the street for the subject property. Mr. Azami stated that there were already enough accidents on U.S. Highway 380 (University Drive) as is, without putting a

concrete plat there. He stated that most concrete plants start work at 3:00 a.m. to be able to get to the various job sites. Mr. Azami asked the Commission to think about what will happen when a concrete truck pulls out in front of someone texting, putting on makeup, or just not paying attention at 3:00 a.m. He stated that they could slam into a concrete truck weighting approximately ten thousand pounds. Mr. Azami felt that it would cause more fatalities. He stated that the speed limit was 60 miles per hour on U.S. Highway 380 (University Drive). He stated that it is already difficult for trucks to pull in and out of that property. Mr. Azami stated that there is no turn lane located there. He stated that the trucks would be able to turn in to the subject property when they are heading east along U.S. Highway 380 (University Drive). Mr. Azami stated that if they were heading west, then they would have to go up past the property and U-turn back east for access to the property. He stated that someone not paying attention could slam right into the truck making a U-turning there. Mr. Azami expressed concerns regarding all of the dust that would be generated by the concrete plant. Mr. Azami stated that he sells vehicles at his business, located across the street from the subject property. He stated that when someone looks at a vehicle to purchase that the first impression was very important. Mr. Azami stated that chances were high that a person would not purchase a vehicle that was very dusty and dirty. He stated that breathing the dust in the air was also a big concern. Mr. Azami stated that the dust could cause a haze that people would have to drive through. He stated that property along U.S. Highway 380 (University Drive) was pretty expensive. Mr. Azami stated that most of their competition has purchased properties out in the country that are out of the way. He gave an example of Charley's

Concrete Plant in Princeton, TX, that has access to U.S. Highway 380 (University Drive); however, they were located off of Farmer Market 982. Mr. Azami stated that Charley's Concrete Plant has room to grow and expand there. He felt that they were not a nuisance to any other business or residences around them. Mr. Azami asked the Commission to reconsider allowing a concrete plant to go in on the subject property. On a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and table the item indefinitely per Staff's recommendation, with a vote of 7-0-0.