

Planning and Zoning Commission Meeting Minutes of August 14, 2018:

18-0085Z 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 550 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street). Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone approximately 65.24 acres of land from "AG" – Agricultural District to "LI" – Light Industrial District, generally for industrial uses. Mr. Soto stated that when looking at the surrounding area, there is light industrial to the south and west. He stated that given the area's designation for industrial uses, as well as the nearby access to two primary thoroughfares, Bloomdale Road and State Highway 5 (McDonald Street), the subject property is well positioned for a warehouse/distribution center. Mr. Soto stated that the proposed request should complement the surrounding properties currently planned or zoned for similar industrial uses and should help establish the area as a strong employment area. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Doug Johnson, Texas Commercial Development, LLC, 4090 Deep Valley Drive, Dallas, TX, explained the proposed rezoning request. He stated that he had a lot of experience with industrial developments throughout North Texas, especially in the Dallas/Ft. Worth area. Mr. Johnson stated that there are a lot of tenants in the area that currently do not have an opportunity to expand in this market. He stated that there is a

lot of industrial development with metal buildings close to the airport. Mr. Johnson stated that the buildings that they are proposing would have 100% masonry on the exterior, similar to the Blockbuster building. He stated that the proposed use would be very compatible for this area. Mr. Johnson stated that there are more industrial uses to the west of the subject property. He stated that there is definitely demand in this area for this use. Mr. Johnson briefly spoke about the access to nearby thoroughfares. He offered to answer questions. Commission Member Smith asked what type of research and development type of uses might be proposed. Mr. Johnson stated that there could be some manufacturing, warehouse, and possibly research and development type uses. He stated that it is speculative at this time and they were currently looking at various site plan designs. Mr. Johnson stated that there were talking with some McKinney tenants that need to expand and currently have no place to go. Chairman Cox stated that this is an opportunity for people to grow their business. He stated that McKinney needs more of this flex-type space. Chairman Cox thanked the applicant for their commitment. He 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 City Council for final action at the September 4, 2018 meeting.