

Draft Planning and Zoning Commission Meeting Minutes of June 28, 2022:

22-0043Z 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 1,500 feet North of Wilmeth Road and 450 feet East of U.S. Highway 75 (North Central Expressway).

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that it is Staff's professional opinion that the proposed rezoning request should not hinder adjacent properties. Mr. Bennett stated that the rezoning to "LI" - Light Industrial District would more closely follow the Comprehensive Plan designation. He stated that Staff recommends approval of the request due to the established light industrial and commercial nature of the surrounding area as well as the alignment with the Comprehensive Plan. Mr. Bennett offered to answer questions. Vice-Chairman Mantzey wanted to clarify that the property to the north was light industrial. Mr. Bennett stated that there is light industrial to the north. He stated that the other property owned by AllTrades Industrial Properties to the northwest is zoned "C3" – Regional Commercial District. Mr. Bennett stated that both properties would develop similarly and consistently. Mr. John Lam, 4187 E. Crescent Way, Frisco, TX, explained the proposed rezoning request and offered to answer questions. Alternate Commission Member Buettner asked if there is a current plan for the subject property or the adjacent lots. Mr. Lam stated that they have a preliminary site plan; however, the development would be determined by whether they can have office-showroom uses as part of the subject property. Chairman Cox asked Mr. Lam to tell the Commission about AllTrades. Mr. Lam stated that AllTrades is a developer that does multi-tenant office-showroom properties. He stated that

they usually develop two-story buildings that vary in depth. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing and recommend approval of the proposed request as recommended by Staff, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the July 19, 2022 City Council meeting.