

Planning and Zoning Commission Meeting Minutes of April 11, 2017:

17-074Z 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 "C3" - Regional Commercial District, "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located Approximately 1,040 Feet South of Bloomdale Road and on the East Side of U.S. Highway 75 (Central Expressway)

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone approximately 8.13 acres to "C3" – Regional Commercial District and "LI" – Light Industrial District, generally for commercial and industrial uses. Ms. Spriegel stated that the western 3.90 acres (Tract A) will be zoned "C3" – Regional Commercial District, while the eastern 4.23 acres (Tract B) will be zoned "LI" – Light Industrial District. She stated that the applicant has indicated their intent to utilize the commercial tract for office uses and the industrial tract for office/warehouse uses. Ms. Spriegel stated that the properties located north and south of the subject property are zoned for similar commercial and office uses. She stated that given the frontage on U.S. Highway 75 (Central Expressway) and the existing commercial zoning, it was Staff's opinion that the rezoning request will preserve the commercial zoning of the area. Ms. Spriegel stated that given the industrial designation of the properties to the east within the Future Land Use Plan (FLUP), Staff was of the 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 recommended approval of the proposed rezoning request.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the rezoning request. He concurred with the Staff Report. Mr. Roeder stated that the subject property was currently zoned for “C” – Planned Center District. He requested a favorable recommendation to City Council 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 Cobbel, seconded by Alternate Commission Member McReynolds, 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 2, 2017.