

Planning and Zoning Commission Meeting Minutes of June 27, 2017:

17-113Z 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 1,875 Feet North of Wilmeth Road and on the East Side of U.S. Highway 75 (Central Expressway)

Ms. Danielle Quintanilla, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 3.8 acres of land 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 to allow for commercial and industrial uses. Ms. Quintanilla stated that the applicant was requesting the western 2 acres of property to be rezoned to "C3" – Regional Commercial District. She stated that the applicant was requesting the eastern 1.8 acres of property to be rezoned to "LI" – Light Industrial District. Ms. Quintanilla stated that the property just to the north was rezoned in May 2017 to a similar zoning designation with "C3" – Regional Commercial District fronting onto U.S. Highway 75 (Central Expressway) and the eastern portion of the property being rezoned for "LI" – Light Industrial District. She stated that given that the frontage of U.S. Highway 75 (Central Expressway) would remain a commercial district, it was Staff's professional opinion that the preservation of commercial uses would remain and the industrial uses to the east would be compatible with the Future Land Use Plan (FLUP) as well as provide a transition from commercial to the industrial uses to the east. Ms. Quintanilla stated that

Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Commission Member Smith stated that she agreed with the Staff recommendation. She stated that she was glad to see commercial fronting U.S. Highway 75 (Central Expressway). Commission Member Smith stated that the industrial use to the east would be a good transition use.

Mr. Dan Classeen, 15380 County Road 1100, Blue Ridge, TX, stated that he was proposing to build a first class flex space, office complex. He stated that the reason for the split zoning was there were a few uses not permitted in the "C3" – Regional Commercial District that some of the tenants might need to use. Mr. Classeen stated that the design of the complex would be consistent throughout. He stated that it would be difficult to notice a transition between the zoning districts and that all of the complexes will be built to the "C3" – Regional Commercial District standards. Mr. Classeen thanked Staff for their help with this request and offered to answer questions.

Chairman Cox asked what some of the proposed uses might be on the "C3" – Regional Commercial District portion of the property. Mr. Classeen stated that he was talking with national companies that were looking for distribution centers and show rooms. He stated that the address on U.S. Highway 75 (Central Expressway) was a big draw for proposed development.

Chairman Cox 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 recommends

approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 18, 2017.