

Draft Planning and Zoning Commission Meeting Minutes of September 26, 2023:

23-0063Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "I1" - Light Industrial District, Located at 3200 North Central Expressway.

Araceli Botello, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the rezoning request. Vice-Chairman Mantzey expressed concerns regarding having a "I1" - Light Industrial District zoning along Central Expressway (US Highway 75) instead of a "PD" – Planned Development District that could limit certain industrial uses on the site. Rob Dye, 13218 Bee Street, Dallas, TX, explained the proposed rezoning request. He felt that the proposed zoning was consistent with the surrounding zoning. Rob Dye stated that they planned to build a smaller building with a flex-office space towards the front of the property with larger building with light industrial uses behind it. He discussed the loading docks and truck traffic plans. Chairman Cox asked about the property owner. Rob Dye stated that he is under contract to purchase the property; however, it is contingent on the proposed rezoning being approved. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey restated his concerns with having light industrial uses along Central Expressway (US Highway 75). He preferred to see a "PD" – Planned Development District that could exclude certain uses on the property that might have "C3" – Regional Commercial District in the front with "I1" – Light Industrial District uses in the back. Chairman Cox recognized Vice-Chairman Mantzey's concerns. He stated that the site plan shown during the applicant's presentation was not required during the rezoning process and there was not guarantee that this site plan would be what is built on the property. Chairman

Cox stated that he was in support of the request. Commission Member Woodruff asked if there was a way to address Vice-Chairman Mantzey's concerns. Ari Botello explained when Staff recommends requesting a straight zoning as opposed to a "PD" – Planned Development District. Jennifer Arnold, Director of Planning for the City of McKinney, stated that we can always protect against those things with the "PD" – Planned Development District process. She did not recommend negotiating those kinds of things during a Planning and Zoning Commission meeting. Commission Member Woodruff asked the applicant if he had time to table the request, change the request to the "PD" – Planned Development District, and come back before the Commission in about a month. Rob Dye stated that he would need to renegotiate part of his contract. He was open to excluding certain uses on the property. Vice-Chairman Mantzey stated that there were two City Council Members present that heard his concerns. He was okay with moving the request forward with the Commission's recommendation. Commission Member Lebo felt that the applicant needed to bring the request back before the Commission with a "PD" – Planned Development District. Chairman Cox stated that City Council would be able to change the zoning for this site. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-1-0. Commission Member Lebo voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the October 2, 2023 meeting.