

Draft Planning and Zoning Commission Meeting Minutes of September 12, 2023:

23-0050Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Commercial Uses, Located at 6201 North McDonald Street.

Jake Bennett, Planner II for the City of McKinney, explained the proposed rezoning request. He stated that it is Staff's professional opinion that development pressures have not yet reached this stretch of State Highway 5 to activate development and/or redevelopment supportive of the commercial vision described in the Comprehensive Plan. Jake Bennett stated that anticipated projects such as the reconstruction of State Highway 5 by TxDOT and commercial developments north of McKinney could create positive momentum in support of the vision for the area. He stated that although the presence of storage uses on either side of the property may make traditional commercial uses difficult to achieve, it is Staff's professional opinion that permitting industrial warehouse uses on the subject property would introduce a level of semi-truck traffic and industrial intensity that conflicts with the vision described for this area in the Comprehensive Plan. He stated that in addition to the warehouse uses, the maximum height proposed of 55'. Jake Bennett stated that only the 'I2' – Heavy Industrial District allows the warehouse use with a maximum height of 55' and is not characteristic of the commercial center placetype envisioned for the area. He stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance with the Comprehensive Plan. The Commission Members asked about the surround uses. Jake Bennett discussed the surrounding uses and stated that the majority of the surrounding property is in McKinney's "ETJ" – Extra-Territorial Jurisdiction. Drew Donosky, Claymoore Engineering, 1903 Central Drive, Bedford,

TX, explained the proposed request. He discussed the proposed changes to the zoning for the subject property. Drew Donosky stated that they were willing to accept a 30' maximum height restriction. Vice-Chairman Mantzey expressed concerns regarding the detail of what would be allowed to be built on the property lacking in the proposed ordinance. Drew Donosky stated that the initial uses that they have in mind are flex-office or office-warehouse uses. Chairman Cox opened the public hearing and called for comments. Sam Franklin, 1650 W. Virginia Parkway, McKinney, TX, spoke in favor of the request. He discussed the original zoning and annexation of the subject property. Sam Franklin stated that Kirby, Smith Machinery needed a larger site for their operation. He felt that the proposed uses would be less intense than what is currently allowed at the site. 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 understood Staff's recommendation; however, felt that the proposed rezoning request would fit within the area. He would like to see some items added to the proposed zoning ordinance. Commission Member Woodruff concurred with Vice-Chairman Mantzey. Chairman Cox stated that the applicant stated that they were willing to cut the building height to 30'. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the proposed rezoning request per the applicant's request, with a vote of 7-0-0. 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.