

**Draft Planning and Zoning Commission Meeting Minutes of October 25, 2022:**

**22-0122Z** 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 on the Southeast Corner of Bloomdale Road and U.S. Highway 75 (Central Expressway).

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the zoning request aligns with the Employment Mix placetype designation on the Comprehensive Plan and should be compatible with existing and proposed adjacent uses. Ms. Schrader stated that neighboring properties to the south of this site have similar zonings and established uses. She stated that due to its conformance with the Comprehensive Plan and the compatibility with surrounding developments in the growing industrial area, Staff recommends approval of the proposed rezoning request. Ms. Schrader offered to answer questions. Vice-Chairman Mantzey expressed concerns about removing commercial zoning from the hard corner at Bloomdale Road and US Highway 75 (Central Expressway). He asked if Staff looked into whether commercial uses would be viable at this location. Ms. Schrader stated that Staff looked into the compatibility with the adjacent zonings and the Comprehensive Plan. She discussed some of the adjacent properties uses. Commission Member Buettner questioned the fiscal analysis differences between the current zoning and the proposed zoning. Ms. Schrader stated that Staff provides the fiscal analysis as a tool; however, they do not use it to base decisions on the request. Commission Member Lebo asked about the uses allowed under the proposed zoning. Ms. Schrader stated that the uses were similar and gave examples. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed rezoning request and

concurred with the Staff Report. He stated that he sent an email with details about the request to the Commission Members prior to the meeting. Mr. Roeder stated that the property has been undeveloped since the 1960's. He discussed some of the topography, floodplain, and curb cut issues that make the property unusable as a retail site. Mr. Roeder discussed the surrounding properties. He stated that his client would like to have outdoor trailer sales business at this location. Mr. Roeder stated that the City would collect sales tax and there would be employment opportunities created by this business. He offered to answer questions and asked for a favorable recommendation. Commission Member Woodruff inquired about the sales tax that would go back to the City of McKinney. Mr. Roeder stated that he had not researched into it. He stated that this type of business sells addons, which would be taxable. Commission Member Wattley asked if the trailers would be made at this location and if repairs to the trailers would be made there. Mr. Roeder stated that the trailers would be shipped to this location. He stated that they might install some wheels and boards on the trailers. 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 stated that he would not support taking the hard corner at this location and allowing trailer sales. He discussed the investment from the City on Bloomdale Road and the Collin County offices being catty-corner to this site. On a motion by Commission Member Lebo, seconded by Vice-Chairman Mantzey, the motion to recommend denial of the request failed, with a vote of 3-4-0. Chairman Cox, Commission Member Buettner, Commission Member Taylor, and Commission Member Wattley voted against the motion. On a motion by Commission Member Taylor, seconded by Commission Member Wattley, the Commission voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 4-3-0. Vice-Chairman Mantzey, Commission Member Lebo, and Commission Member Woodruff 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 November 15, 2022 meeting.