

PLANNING AND ZONING COMMISSION

FEBRUARY 26, 2019

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, February 26, 2019 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Christopher Haeckler, Hamilton Doak, Deanna Kuykendall, and Bry Taylor - Alternate

Commission Member Absent: Cam McCall

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Samantha Pickett; Planners David Soto, Derrick Rhys Wilson, and Joe Moss; and Administrative Assistant Terri Ramey

There were six guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

The Commission unanimously approved the motion by Commission Member Doak, seconded by Commission Member Haeckler, to approve the following three Consent items, with a vote of 6-0-0.

19-0163 Minutes of the Planning and Zoning Commission Regular Meeting of February 12, 2019.

18-0125CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1-13, Block A, of 380 Town Centre Addition, Located on the Southeast Corner of U.S. Highway 380 (East University Drive) and Hardin Boulevard.

18-0115SP Consider/Discuss/Act on a Site Plan for an Office/ Warehouse Building (Expert Services), Located Approximately 510 Feet South of Power House Street and on the East Side of Mercury Circle.

END OF CONSENT

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

18-0114Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RED-1" - Residential Estates District

and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" Corridor Commercial Overlay District, Located at the Northwest Corner of Rockhill Road and U.S. Highway 75 (Central Expressway) (REQUEST TO BE TABLED). Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled to the March 26, 2019 Planning and Zoning Commission meeting due to the applicant's request. He stated that Staff will re-notice the item prior to the upcoming hearing 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 Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the Commission voted to close the public hearing and table the item to the March 26, 2019 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 5-0-1. Chairman Cox abstained.

18-0015SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automobile Sales, Repair, and Storage Uses (McKinney Dodge), Located at the Northwest Corner of Rockhill Road and U.S. Highway 75 (Central Expressway) (REQUEST TO BE TABLED). Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled to the March 26, 2019 Planning and Zoning Commission meeting due to the applicant's request. He stated that Staff will re-notice the item prior to the upcoming hearing 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 Kuykendall, seconded by Commission Member Doak, the Commission voted to close the public hearing and table the item to the March 26, 2019 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 5-0-1. Chairman Cox abstained.

18-0158FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan for Springstone McKinney Hospital, Located Approximately 1,000 Feet East of Lake Forest Drive and Approximately 300 Feet North of U.S. Highway 380 (University Drive). (REQUEST TO BE TABLED). Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continue and the item tabled to the March 12, 2019 Planning and Zoning Commission meeting due to notification signs not being posted on the subject property on the timeframe required by the Zoning Ordinance. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the Commission unanimously voted to continue the public hearing and table the item to the March 12, 2019 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 6-0-0.

19-004Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located Approximately 280 Feet West of State Highway 5 (McDonald Street) and on the North Side of Wilmeth Road. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone approximately 24.20 acres of land from "AG" – Agricultural District to "LI" – Light Industrial District. Mr. Soto stated that the applicant has indicated their intent to develop the subject property for warehouse flex space with the potential for office and distribution uses. He stated that within the past several years there has been desire to maintain and grow the City's industrial base within this sector. Mr. Soto stated that the proposed project, along with the surrounding area having some sort of industrial uses, should help establish this area as a strong employment center. He stated that the proposed rezoning request is generally in

conformance with the Comprehensive Plan. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Tim Geisler, ML Realty Partners, One Pierce Place, Itasca, IL, briefly explained the proposed rezoning request. He stated that their company is a long-term holder of industrial real estate. Mr. Geisler stated that they have approximately 14,000,000 total square feet between the Chicago and Dallas markets. He stated that they inquire existing industrial buildings and develop industrial buildings. Mr. Geisler stated that they have recently done similar developments in Lewisville and Coppell. He stated that they were planning to have three industrial buildings on the subject property. Mr. Geisler stated that two would be rear load buildings with a shared truck court right off of Wilmeth Road and a cross dock on the north side of the site. He stated that the proposed development would be very similar to what Hunt Southwest recently developed to the west of the subject property. Mr. Geisler stated that they are working on the site plan; however, it is not finalized yet. Vice-Chairman Mantzey asked if there was a construction timeframe. Mr. Geisler stated that they would like to start on it right away. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, 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 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 19, 2019.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox announced that Mr. Richard Franklin had resigned from the Planning and Zoning Commission to run for a City Council position. He wished Mr. Franklin well in the election.

Chairman Cox also welcomed Mr. Bry Taylor as the new Alternate Planning and Zoning Commission Member.

There being no further business, on a motion by Commission Member Doak, seconded by Commission Member Kuykendall, the Commission unanimously voted to adjourn the meeting. Chairman Cox declared the meeting adjourned at 6:15 p.m.

BILL COX
Chairman