

**Planning and Zoning Commission Meeting Minutes of January 9, 2018:**

**17-275Z      Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Allow for Retail, Office, and Multi-family Residential Uses, Located Approximately 200 Feet South of Chisholm Trail and on the East Side of Ridge Road (REQUEST TO BE TABLED)**

Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely in order to allow the applicant to continue working through the development regulations. She stated that Staff will re-notice the item prior to an upcoming meeting.

The applicant was not present at the meeting to comment on the proposed rezoning request.

Chairman Cox opened the public hearing and called comments.

Mr. David Geise, 4800 Lasso Lane, McKinney, TX, stated that they moved to McKinney approximately nine years ago. He stated that they live behind the subject property. Mr. Geise expressed concerns over increased congestion on Ridge Road due to recent development in the area. Mr. Geise stated that adding a retail establishment will increase it even more. He expressed concerns about the reduction in the driveway for the daycare center at the corner of Chisholm Trail and Ridge Road. Mr. Geise expressed concerns that the parents dropping off their children would back up onto Ridge Road due to the proposed changes. He stated that the corner of Chisholm Trail and

Ridge Road was an Allen Independent School District bus stop. Mr. Geise stated that there could be an increased risk of accidents at this location. He requested that we work with the Allen Independent School District to move the bus stop to another location for the safety of the children.

Mr. Mark Harris, 5904 Chisholm Trail, McKinney, TX, stated that he concurred with Mr. Geise's comments. He expressed concerns about the traffic congestion in on Ridge Road and possible changes to their property values. Mr. Harris expressed safety concerns for the children due to the street being narrow and increased traffic. He stated that they had not met with the developer to discuss what was planned for the subject property. Mr. Harris stated that currently he was in opposition of the request and would like to learn more about what was planned for the proposed development.

On a motion by Commission Member McCall, seconded by Commission Member Zepp, the Commission unanimously voted to close the public hearing and table the proposed rezoning request indefinitely per Staff's recommendation, with a vote of 7-0-0.