

Planning and Zoning Commission Meeting Minutes of February 14, 2017:

16-335Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of Stacy Road and State Highway 121 (Sam Rayburn Tollway)

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that copies of a letter of support were distributed to the Planning and Zoning Commission prior to the meeting. Ms. Spriegel stated that there were two different zoning districts currently present on the subject property. She stated that the applicant was requesting to rezone the property to a uniform commercial zoning district and standards on the subject property. Ms. Spriegel stated that the governing zonings currently allow for commercial and industrial uses. Ms. Spriegel stated that it was Staff's opinion that the rezoning request would remain compatible with adjacent commercial uses. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

The applicant was not present to give a presentation.

Chairman Cox opened the public hearing and called for comments.

Mr. Michael Seny, 6060 N. Central Expressway, Dallas, TX, stated that he was an attorney representing Stacy Joint Venture, the property owner. He stated that he agreed with Staff's recommendation and supported the rezoning request. Mr. Seny stated that

the proposed zoning on the property would help the applicant go on to the next step in the process. He offered to answer questions. There were none.

On a motion by Vice-Chairman Zepp, seconded by Commission Member Cobbel, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request, 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 7, 2017.