

Planning and Zoning Commission Meeting Minutes of August 28, 2018:

18-0084Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard. Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 42.07 acres of land, generally to modify the development standards. Ms. Spriegel stated that the property was rezoned in May 2018 for commercial uses with additional regulations for hotel/motel uses, lot layout, and height limitations. She stated that the proposed standards still maintain those same regulations; however, allow for some modifications to be made at the Staff level. Ms. Spriegel stated that given that the changes are minor in nature and remain consistent with the nearby commercial development, Staff is of the professional opinion that the proposed rezoning request is appropriate for the subject property. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Smith asked if Staff is requesting leeway in where the proposed building would be located on lot 13. Ms.

Spriegel said yes. She stated that the current “PD – Planned Development district calls out for the proposed development to be developed exactly as shown on the included layout. Ms. Spriegel stated that the proposed changes would allow the footprint of the building to shift on the lot and possibly slight changes to the parking for the site; however, the proposed building would still be developed on lot 13. Commission Member Smith asked if the request was due to the applicant getting further along in the project and realizing that they definitely needed to shift the location of the building on the lot. Ms. Spriegel stated that she believed that was correct; however, she would defer the question to the applicant. Commission Member Smith asked if the distance of the proposed hotel building from the nearby school would remain the same as currently approved. Ms. Spriegel stated that the original “PD” – Planned Development district did not specify a distance from the school. Ms. Jennifer Arnold, Interim Director of Planning for the City of McKinney, stated that it was her understanding that they were proposing to move the hotel building further away from the school. She stated that Staff would defer to the applicant on this question. Ms. Arnold stated that the way the hotel would be oriented on lot 13 would not change. Vice-Chairman Mantzey asked if the proposed rezoning was a result of City Council’s additions to the zoning from when the approved request for this site was presented to them. Ms. Spriegel said yes, that the applicant is requesting changes to the additional provisions that were

added at the City Council level. Mr. Jonathan Kerby, Kimley-Horn & Associates, Inc., 260 East Davis Street, McKinney, TX, concurred with the Staff report and offered to answer questions. He stated that the hotel would be moved approximately 95 feet northeast from the location on the current approved layout. Chairman Cox opened the public hearing and called for comments. There were none. Commission Member Smith stated that she was excited to see this project come to fruition. On a motion by Commission Member Smith, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 18, 2018.