

Planning and Zoning Commission Meeting Minutes of December 13, 2016:

16-306Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "O" - Office District to "SF5" - Single Family Residential District, Located Approximately 785 Feet North of White Avenue and on the East Side of Community Avenue

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that on November 8, 2016 the Planning and Zoning Commission voted 7-0-0 to recommend approval of the rezoning request; however, due to a noticing error this item was being reconsidered at this meeting. Ms. Quintanilla stated that Staff has re-noticed the item accordingly. She stated that the applicant was requesting to rezone the subject property from "O" – Office District to "SF5" – Single-Family Residential District. Ms. Quintanilla stated that Staff was of the professional opinion that the development of non-residential uses may be challenging due to its limited access, the property's mid-block location, and the adjacent residential land uses to the north and future residential uses to the south, which make the property more conducive to residential uses. She stated that Staff did not have any objections to the proposed rezoning request and offered to answer questions.

Commission Member McCall asked for clarification on why the request was brought back before the Planning and Zoning Commission for reconsideration. Ms. Quintanilla explained that the original notice that was sent out stated that the property was zoned "PD" – Planned Development District; however, the property was actually zoned "O" – Office District.

Commission Member Smith wanted to clarify that Staff was recommending approval of the proposed rezoning request. Ms. Quintanilla stated that Staff had no objections to the proposed rezoning request.

Mr. David Kochalka, Kimley-Horn, 5750 Genesis Court, Frisco, TX, explained the proposed rezoning request. He stated that there were no changes made to the request since it was previously presented to the Planning and Zoning Commission. Mr. Kochalka offered to answer questions.

Chairman Cox asked Staff to clarify why the Staff report shows that they were recommending denial of the proposed rezoning request; however, the Staff report also stated that Staff's professional opinion was that they had no objections to the proposed rezoning request. Ms. Quintanilla explained that Staff recommended denial based off of the City of McKinney's Comprehensive Plan and City Council's goal of preserving and developing the non-residential tax base. She stated that professionally speaking Staff had no objections to the proposed rezoning request as development of the entire property for non-residential uses may be challenging due to its limited access, the property's mid-block location, and the adjacent residential land uses to the north and future residential uses to the south, which Staff felt made the property more conducive to residential uses.

Commission Member Smith asked if anybody spoke during the previous public hearing from this request. Vice-Chairman Zepp thought there had been some that spoke in favor of the request.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-chairman Zepp, seconded by Commission Member McCall, the Commission unanimously approved the motion to close the public hearing and recommend approval of the proposed rezoning request, with a vote of 7-0-0

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 3, 2017.