

Planning and Zoning Commission Meeting Minutes of October 23, 2018:

18-0011M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Appendix B-2 (Regional Employment Center - Overlay Urban Design Standards), and Appendix F-4 (Schedule of Uses), of the Code of Ordinances. Ms. Samantha Pickett, ACIP, Planning Manager for the City of McKinney, explained the proposed amendments. She stated that during the last Zoning Ordinance amendments, City Council elected to separate the automotive-related uses from the residential uses in non-residential districts for consideration at a later time. Ms. Pickett stated that following that Staff presented further analysis at a City Council Work Session in September. She stated that Staff was tasked with moving forward with a potential specific use permit option. Ms. Pickett stated that the proposed option would require a specific use permit for all automotive-related uses in the older zoning districts, including "BG" – General Business District, "C" – Planned Center District, "BC" – Commercial Business District, "ML" – Light Manufacturing District, and "MH" – Heavy Manufacturing District, and the "REC" – Regional employment Center Overlay District. She stated that this would bring these districts into closer alignment with the newer districts that were adopted in 2014. Ms. Pickett stated that prior to this Planning and Zoning Commission meeting, Staff published a memorandum regarding the proposed

changes that was e-mailed to the City's applicant database and was posted on the City's website. She stated that additional Staff advertised and hosted an open house on October 10th. Ms. Pickett stated that all of the feedback received by Staff has been included in this meeting packet. She reiterated that the proposed amendments were proposed to create consistency among all of the districts. Ms. Pickett stated that Staff recommends approval of the proposed ordinance amendments 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 McCall, the Commission unanimously voted to close the public hearing and recommend the proposed amendments as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the November 6, 2018 City Council meeting.