

Draft Planning and Zoning Commission Meeting Minutes of June 23, 2020:

20-0048Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "RED-1" - Residential Estates District, Located Approximately 600 Feet West of U.S. Highway 75 (Central Expressway) and Approximately 200 Feet North of White Avenue. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed rezoning request and location of the subject property. He discussed the surrounding property. Mr. Moss stated that while the site is currently in conformance with the Comprehensive Plan as a commercial center placetype, the site has a number of unique characteristics that limit the developability as a commercial property. He stated that the site has surrounding floodplains that cut it off from other commercial development, no street frontage, and a lack of access from the commercial street. Mr. Moss stated that the best access was from Freshwater, which is a residential road. He stated that because of the unique limitations of the property, Staff does recommend approval of the proposed rezoning request. Mr. Moss offered to answer questions. There were none. Mr. Jon David Cross, Cross Engineering Consultants, 1720 W. Virginia Street, McKinney, TX, concurred with the Staff report. He stated that Mr. Moss did an excellence job presenting this request. Mr. Cross stated that the subject property would be a great residential property; however, not a commercial property. He stated that the property does not have two points of access to meet the Fire Departments requirements for commercial property. Mr. Cross stated that the proposed

rezoning made good sense and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Dr. Don Mitchell, 3080 County Road 3115, Greenville, TX, stated that he purchased the subject property from his father. He stated that the property was his homestead for 50 years and where he raised his family. Dr. Mitchell stated that the property had been a farm before he moved there. He stated that he was surprised to learn that the property was zoned commercial. Dr. Mitchell stated that the property is secluded and surrounded by trees and creeks on three sides; therefore, not a good commercial property. He stated that he owns property on both sides of the creek. Dr. Mitchell requested approval of the proposed rezoning request. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, 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 July 21, 2020.