

Draft Planning and Zoning Commission Meeting Minutes of May 26, 2020:

20-0031Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of U.S. Highway 380 (University Drive) and West Way. Ms. Danielle Mathews, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that the intent is to convert the existing single-family dwelling units into office uses on the subject property. Ms. Mathews discussed the surrounding zoning, then explained that the Comprehensive Plan stated that the intensity and historic form/character will likely transition to more traditional development patterns in areas near U.S. Highway 75 (Central Expressway) and U.S. Highway 380 (University Drive) and Redbud Boulevard areas. She stated that the office and commercial uses along this section of U.S. Highway 380 (University Drive) suggested this area was in transition. Ms. Mathews stated that given the site's location along a business highway, Staff feels the proposal will complement the surrounding area. She stated that a letter of opposition was distributed to the Commission prior to the meeting. Ms. Mathews stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey asked if there would be parking and screening requirements in regard to the residential development to the north. Ms. Mathews stated that there would be parking and screening requirements that must meet. Mr. Bruce Chen, John & Vincent Investment, LLC, 14134 Susana Lane, Frisco, TX, explained the

proposed rezoning request 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 Vice-Chairman Mantzey, seconded by Alternate Commission Member Woodruff, 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 June 16, 2020.