

Draft - Planning and Zoning Commission Meeting Minutes of July 26, 2016:

16-167Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Christian Street and Chestnut Street

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed rezoning request. She stated that it was Staff's professional opinion that proposed rezoning request would help implement the City's vision for this area and would encourage similar development patterns surrounding the subject property. Ms. Galicia stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Adam Wilkinson, 1519 Engineering, 5054 Franklin Ave., Waco, TX, stated that he concurred with the Staff report and offered to answer questions. There were none.

Chairman Cox stated that this was an area would become a main entrance into Downtown McKinney and City Council had made it a priority. He stated that he felt the proposed project was a good thing in this neighborhood.

Chairman Cox opened the public hearing and called for comments.

Ms. Karen Lynch, 800 S. Chestnut, McKinney, TX, stated that they have the adjacent property and expressed concerns about how the property would be screened. She asked about the proposed landscaping along the backside of the property near the proposed parking area. Ms. Galicia stated that they would generally have to follow the proposed concept plan for the property. She stated that the proposed concept plan shows sidewalks going around all street frontages and a 5' landscaping buffer. Ms. Galicia

stated that they would have streets on three sides of the property. She stated that the City's landscaping standards required one tree for every 40 linear feet of street frontage.

Ms. Marina Holland, 2102 Summit Dr., McKinney, TX, stated that she was representing St. Nicholas Orthodox Church, 708 S. Chestnut, McKinney, TX. She expressed concerns regarding increased traffic due to the proposed development and safety issues of their parishioners walking to the church on Saturdays and Sundays. Ms. Holland asked if there would be new stop signs added to the area to help address the traffic and safety issues. Ms. Galicia stated that the applicant still needed to go through the civil review process. She stated that the applicant might be able to answer whether or not he had discussed whether or not any stop signs would be required. Mr. Wilkinson stated that he had not had a conversation with the Engineering Department regarding whether or not stop signs would be required. Chairman Cox explained that the City had guidelines in the development process and that the stop sign question was further along the process. He suggested that Ms. Galicia take Ms. Holland's contact information so an Engineering Staff could contact her about her question.

On a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Vice-Chairman Zepp wanted to clarify that there was not a fundamental change in use with the requested rezoning of the property. Ms. Galicia stated that the proposed rezoning was actually more restrictive in the allowed uses than the current zoning on the property. Vice-Chairman Zepp stated that the property could currently be developed under the existing zoning that allowed a higher use that could create more traffic. Ms.

Galicia stated that the main reason the applicant was requesting to rezone the property was to allow flexibility for the building and parking on the site. She stated that the applicant had mentioned possibly having retail uses on the property. Vice-Chairman Zepp clarified that currently there were a wider number of uses allow on the property under the current zoning compared to the proposed rezoning request. Ms. Galicia said yes.

On a motion by Commission Member McCall, seconded by Commission Member Mantzey, the Commission voted unanimously to recommend approval of the 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 August 16, 2016.