

Planning and Zoning Commission Meeting Minutes of August 22, 2017:

17-203Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, Located Approximately 265 Feet West of Lake Forest Drive and on the North Side of Collin McKinney Parkway

Ms. Melissa Spriegel, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone approximately 0.72 acres of land from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "C1" – Neighborhood Commercial District, generally for commercial uses. Ms. Spriegel stated that the existing zoning currently allows for retail uses developed in an urban form with a greater rear yard setback to allow for parking in the rear of the lot. She stated that the applicant would like to develop in a suburban form with parking in the front of the lot and the building setback. Ms. Spriegel stated that in the last year two similar rezoning requests were submitted and approved for "C1" – Neighborhood Commercial District for the properties immediately to the east and west of the subject property. She stated that it was Staff's professional opinion that rezoning request would complement the adjacent properties and provide consistency among the developments at this location. Ms. Spriegel stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Ms. Randi Rivera, 111 Hillside Drive, Lewisville, TX, explained the proposed rezoning request. She stated that it was a pleasure working with Staff. Ms. Rivera stated

that they had also submitted the site plan for this development. She stated that the site plan entails two office buildings for medical and professional office uses. Ms. Rivera stated that each building was approximately 4,700 square feet and one story in height with pitched roofs. She stated that they felt this was an appropriate use for this area with other commercial uses adjacent to it. Ms. Rivera 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 Cobbel, seconded by Commission Member Smith, 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 September 19, 2017.