

Planning and Zoning Commission Meeting Minutes of May 14, 2019:

19-0032Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 215 Feet West of Walnut Grove Road and on the North Side of U.S. Highway 380 (University Drive). Ms. Kaitlin Gibbon, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone the subject property generally for commercial uses. Ms. Gibbon stated that while the properties to the north are currently being utilized for single family residential uses in the Extraterritorial Jurisdiction (ETJ). She stated that the properties to the east, south, and west are zoned for commercial uses. Ms. Gibbon stated that the proposed rezoning request aligns with the adjacent "C2" – Local Commercial District to the east that will provide cohesive zoning and development. She stated that given the growing development along U.S. Highway 380 (University Drive) and the increase of non-residential uses in the area, it is Staff's professional opinion that the rezoning request provides a transition and buffer that is appropriate for the subject property. Ms. Gibbon stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Ryan McIntosh, 4047 Fawnhollow Drive, Dallas, TX, concurred with the Staff Report. He briefly explained the rezoning request. Mr. McIntosh stated that they have an approximately 12 acre project that has six lots.

He stated that three of these lots are located on the west side of C.R. 852 and the other three lots are on the east side of C.R. 852. Mr. McIntosh stated that there were four lots in their initial acquisition two years ago. He stated that they rezoned those lots from "AG" – Agricultural District to "C2" – Local Commercial District. Mr. McIntosh stated that they are requesting to rezone the last two lots to match the zoning for the rest of the project. Vice-Chairman Mantzey stated that on the previous lots the developer worked with the Walnut Grove residents to have a two-foot berm with a six-foot masonry fence and landscaping. He asked if that would continue across these two lots. Mr. McIntosh stated that they are still in their civil design phase. He stated that they would have a masonry wall; however, he did not currently know about the berm. Mr. McIntosh stated that there are civil engineering concerns, like drainage, to consider. He stated that they were just not at that phase of the project yet. Mr. McIntosh stated that these lots were not part of the other deed restrictions. He stated that they will do their best to stay consistent with what they build. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Doak, 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 4, 2019.