

Draft Planning and Zoning Commission Meeting Minutes of May 11, 2021:

21-0051Z 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 "C2" - Local Commercial District, Located on the Northeast Corner of Collin McKinney Parkway and Alma Road. Mr. Joe Moss, Planner for the City of McKinney, explained the proposed rezoning request. He briefly discussed the surrounding uses. Mr. Moss stated that the applicant is requesting to rezone approximately 4.25 acres to the "C2" – Local Commercial District. He stated that it would be consistent with other hard corners in the area. Mr. Moss stated that given the subject property is located on the hard corner of two arterials, Staff recommends approval of the proposed request. He offered to answer questions. Vice-Chairman Mantzey asked about the current allowable uses on the property. Mr. Moss stated that the current zoning is a "PD" – Planned Development District that allows for "BN" – Neighborhood Business District commercial uses and additional residential uses. Vice-Chairman Mantzey asked what the biggest differences were between the "BN" – Neighborhood Business District and requested "C2" – Local Commercial District. Mr. Moss stated that "BN" – Neighborhood Business District is a legacy district that is similar to the "C1" – Commercial Neighborhood District. He stated that "C2" – Local Commercial District is a mid-level intensity district. Mr. Moss stated that "BN" – Neighborhood Business District is a smaller, local neighborhood district. He gave some examples of the differences. Vice-Chairman

Mantzey expressed concerns having “C2” – Local Commercial District located next to single family residential. He asked if someone were to purchase a house near the subject property if they should look at the current zoning or know that they are near major roads, so the zoning could change in the future. Mr. Moss stated that any zoning district could change over time. He stated that Staff looked at the residential proximity and the screening requirements between commercial and residential uses. Mr. Moss stated that there is an existing masonry screening wall along the residential uses. He stated that there is a minimum landscape buffer with canopy tree requirement as well. Mr. Moss stated that Staff felt that “C2” – Local Commercial District was appropriate with the nearby residential uses. He stated that you could see examples on various hard corners throughout the City. Mr. Jonathan Hake, Cross Engineering, 1720 W. Virginia Street, McKinney, TX, explained the proposed rezoning request. He stated that they were requesting to rezone from “PD” – Planned Development District to “C2” – Local Commercial District mainly to allow for drive-through uses. Mr. Hake stated that they were planning on having a retail strip center with an endcap drive-through on approximately two acres of the subject property. He offered to answer questions. There were none. Ms. Patty Bender, Vista Equities Group, Inc., 1117 Eldridge Parkway, Houston, TX, explained the proposed rezoning request. She stated that they had developed approximately 65 of similar smaller shopping centers throughout Texas. Ms. Bender stated that due to COVID it is apparent that some restaurants need to have walkup windows and/or drive-throughs to support the neighborhood. She requested approval of 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 Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey stated that he opposes the proposed rezoning request due to having drive-throughs abutting single family residential properties. He expressed concerns about the extended hours of operation for some restaurants or donut shops. Commission Member McCall stated that he did not have an issue with the proposed rezoning request just because of the traffic count on Collin McKinney Parkway and Alma Road. He stated that the subject property was on a busy intersection. Commission Member McCall stated that he was not a big fan of commercial backing up to single family residential either. He questioned what else had been proposed on the site. Chairman Cox stated that he was in support of the proposed rezoning request. He felt that proposed zoning would be appropriate in this location. Chairman Cox stated that some of Vice-Chairman Mantzey's concerns could be addressed during the site plan phase. He stated that Vice-Chairman Mantzey made a good point that we need to be aware of single family next to uses that may or may not be compatible due to lighting, traffic, and noise issues. On a motion by Commission Member McCall, seconded by Commission Member Kuykendall, the Commission voted to recommend approval of the proposed rezoning request as requested by the applicant, with a vote of 6-1-0. Vice-Chairman Mantzey voted against the motion. Chairman Cox stated that the recommendation

of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 1, 2021.