

**Planning and Zoning Commission Meeting Minutes of June 26, 2018:**

**18-0066Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the West Side of Custer Road and Approximately 300 Feet North of Falcon View Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone the subject property to "C2" – Local Commercial District, generally for commercial uses. Mr. Soto stated that the governing zoning, "PD" – Planned Development District, primarily allows for retail uses; however, follows an older set of space limits and standards than the proposed "C2" - Local Commercial District. He stated that the applicant has indicated the potential to develop the subject property for commercial uses and would like to develop it according to more current standards. Mr. Soto stated that the properties to the north and west of the subject property have developed or are under development for a variety of commercial uses, including big box retail, anchor stores, restaurants, and pad site retail. He stated that Staff is of the opinion that the proposed rezoning will fit in with the surrounding properties. Mr. Soto stated that Staff recommends approval of the rezoning request and offered to answer questions. There were none. Mr. Vinson Ly, 8716 Denstone Drive, McKinney, TX, stated that they plan to apply for a specific use permit

(SUP) in the future for a full-service car wash with lube and inspection. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Cobbel, the Commission unanimously voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 5-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 17, 2018.