

Planning and Zoning Commission Meeting Minutes of October 10, 2017:

17-254Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District and "C2" - Local Commercial District, Located at 1301 North Custer Road

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone approximately 6.89 acres of land, generally for commercial uses. Ms. Spriegel stated that the proposed request is to rezone from "AG" – Agricultural District to "C1" – Neighborhood Commercial District and "C2" – Local Commercial District. She stated that the current zoning district allows for primarily agricultural uses; however, the eastern portion of the property is currently developed as a commercial use (veterinary clinic) and the applicant has indicated the potential for the remainder of the property to develop for commercial uses. Ms. Spriegel stated that while the properties to the south, west, and northwest are currently used or zoned for single family residential uses, the properties to the northeast are zoned and used for commercial uses. She stated that the property to the east is zoned as open space for the adjacent single family residential subdivision. Ms. Spriegel stated that given the current use of the property, it is Staff's professional opinion the rezoning request is appropriate for the subject property and will remain compatible with the existing and future land uses. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Dwayne Zinn, Cross Engineering Consultants, 131 S. Tennessee Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Commission Member Zepp asked if there was cross access to the commercial property to the north. Mr. Zinn said yes. He stated that there was access on both tracts.

Commission Member Kuykendall asked the applicant what was proposed to be developed on the property if this rezoning request was approved. Mr. Zinn stated that the current owner plans to sell the property and does not have any plans to develop it. He stated that the property owner runs the veterinary clinic on the front portion of the subject property. Mr. Zinn stated that the property owner has decided to retire and sell the business and remainder tract of land. He reiterated that there were no plans to develop the property at this time.

Commission Member Smith asked about the chickens on the property. Mr. Zinn stated that the veterinary clinic would remain as a non-conforming use. He stated that if the new property owner wants to develop the property for another use then they would need to meet the "C2" – Local Commercial District requirements.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, 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 November 7, 2017.