

Draft Planning and Zoning Commission Meeting Minutes of August 23, 2022:

22-0087Z 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 Southwest Corner of Virginia Parkway and South Independence Parkway.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the request and offered to answer questions. Vice-Chairman Mantzey expressed concerns regarding uses with a drive-through being allowed in "C2" – Local Commercial District. Mr. Elliott Bogart, Triangle Engineering, 1782 W. McDermott Drive, Allen, TX, stated that they were looking at developing professional offices along with a daycare or retail at this site. Mr. Bogart stated that it was not their intent to construct any type of drive-through business at this intersection. He concurred with the Staff Report and offered to answer questions. Commission Member Woodruff asked if the intent was to have the office building and a daycare as one building or separate buildings. Mr. Bogart stated that currently they were proposing to have multiple buildings at the site. He stated that they were still working on a concept plan at this time. Chairman Cox opened the public hearing and called for comments. There were none. Vice-Chairman Mantzey reiterated his concerns with fast-food restaurants being in the same zoning as a daycare. He stated that an applicant could come in to a residential area stating that they intend to develop a daycare. Vice-chairman Mantzey stated that once they receive the rezoning to "C2" – Local Commercial District they can do what they want with other uses allowed by right. He stated that there is a different intensity of use between a fast-food restaurant and a daycare. Vice-Chairman Mantzey felt these uses should be required to obtain a Specific Use Permit (SUP). Chairman Cox asked Staff for clarification. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that daycare and fast-food

restaurants would not require a Specific Use Permit (SUP) in a “C2” – Local Commercial District. On a motion by Commission Member Kuykendall, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing and approve the request per Staff’s recommendation, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the September 20, 2022 City Council meeting.