

Draft Planning and Zoning Commission Meeting Minutes of October 27, 2020:

20-0071Z2 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 "PD" - Planned Development District, Generally to Modify the Use and Development Standards, Located on the Northwest Corner of Stacy Road and Ridge Road. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed rezoning request and discussed the surrounding uses. He stated that the applicant is requesting to rezone the property from a commercial "PD" – Planned Development District with a tied down layout to a new "PD" – Planned Development District based on "C2" – Local Commercial District with some modifications. Mr. Moss stated that the modifications include permitting a hotel and motel without a "SUP" – Special Use Permit; allowing a single car wash without a "SUP" – Special Use Permit though additional location restrictions and screening would be required; limiting where service stations may be located; and limiting more intense uses such as animal boarding with outside runs, bait shops, funeral homes, et cetera. He stated that the proposed zoning would preserve the boulevard feature from the existing zoning and would have a landscape median consistent with the existing boulevard to the north. Mr. Moss stated that Staff feels that the proposed rezoning request carries forward much of the intent, uses, and features of the existing zoning. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the Staff Report and offered to

answer questions. Vice-Chairman Mantzey asked if a hotel or car wash was not allowed by right under the current zoning. Mr. Moss stated that a car wash would require a "SUP" – Special Use Permit. He stated that Staff felt that given the limitations of where it could be located and what would be required that it would be equivalent to a "SUP" – Special Use Permit process. Mr. Moss stated that Staff did not feel that a hotel use would be incompatible with the intent of the area; therefore, Staff was comfortable with that exception. Vice-Chairman Mantzey asked if the hotel and car wash would be restricted to Tract C. Mr. Moss stated that the hotel use would not have a restriction on where it could be located. He stated that a car wash would only be permitted in Tract C, along Ridge Road. Mr. Martin Sanchez, The Sanchez Group, 2000 N. McDonald Street, McKinney, TX, briefly explained the proposed rezoning request and concurred with the Staff Report. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Doak, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request per Staff's recommendation, 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 November 10, 2020.