

Planning and Zoning Commission Meeting Minutes of October 23, 2018:

18-0113Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District Located on the North Side of U.S. Highway 380 (University Drive) and on the West Side of County Road 856 (Lakefront Road). Mr. Rhys Wilson, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone the property from "AG" – Agricultural District to "C2" – Local Commercial District. Mr. Wilson stated that there had been four recent rezonings to the west of the subject property with similar "C2" - Local Commercial District zoning. He stated that the applicant has shown a reasonable timeframe. Mr. Wilson stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey stated that the property to the west of the subject property had filed restrictions to have a 6-foot wall, 2-foot berm, planting rows of evergreens towards the back of the property, and had restricted a number of uses that were allowed within the "C2" – Local Commercial District. He asked if this applicant is planning to file similar restrictions. Ms. Samantha Pickett, AICP, Planning Manager for the City of McKinney, stated that those are deed restrictions and not "PD" – Planned Development District

regulations; therefore, those agreements would not involve the City. Vice-Chairman Mantzey asked if Staff weighs between “C1” - Neighborhood Commercial District or “C2” – Local Commercial District zoning when an applicant makes an application and the subject property is adjacent to residential properties. Mr. Wilson stated that Staff would consider the request first and also consider the intensity of the proposed use. He stated that the applicant wanted a “C2” – Local Commercial District and Staff deemed that as a reasonable request. Mr. Alan Hashem, 6000 Mendota Drive, Plano, TX, stated that currently there are no development plans for the property. He stated that they were trying to rezone it to match the surrounding properties along U.S. Highway 380 (University Drive). Vice-Chairman Mantzey asked Mr. Hashem if he had any discussions with the residential neighbors in the area. Mr. Hashem said yes, regarding the deed restrictions and screening. Vice-Chairman Mantzey asked if it was the same deed restrictions as the other property. Mr. Hashem said yes. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the December 4, 2018 City Council meeting.