

**Planning and Zoning Commission Meeting Minutes of November 27, 2018:**

**18-0131Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Approximately 730 Feet West of McKinney Ranch Parkway and on the South Side of Stacy Road. Mr. Derrick Rhys Wilson, Planner for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone from "PD – Planner Development District to "SO" – Suburban Office District. He stated that Staff is of the opinion that the proposed rezoning request aligns with the new Comprehensive Plan. Mr. Wilson stated that Staff recommends approval and offered to answer questions. There were none. Mr. Kevin Patel, Triangle Engineering, 1784 W. McDermott Drive, Allen, TX, concurred with the Staff Report, briefly explained the proposed rezoning request, and distributed three preliminary drawings. He stated that the subject property is a leftover piece from a subdivision. Mr. Patel stated that they felt there was a demand for office uses in this market. He stated that they were planning to build two office buildings that would be approximately 7,000 square feet each and that they would need to go through the site plan process. Mr. Patel stated that the buildings might look similar to the handouts that he distributed to the Commission Members at the meeting. Commission Member Haeckler asked how usable the subject property is with the 20'

sanitary sewer easement that runs down the length of the property. Mr. Patel stated that they plan to have the fire lane located above the easement. He stated that the two buildings would be located between the easement and the eastern property line. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Doak, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing. On a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the December 18, 2018 City Council meeting.