

Planning and Zoning Commission Meeting Minutes of March 12, 2019:

18-0122Z 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 "C2" - Local Commercial District, Located on the Northeast Corner of Custer Road and Silverado Trail (REQUEST TO BE TABLED). Mr. David Soto, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the March 26, 2019 Planning and Zoning Commission meeting due to notification signs not being posted on the subject property in the timeframe required by the Zoning Ordinance. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Mr. Marty Hoover, 8712 Tatenhill Place, McKinney, TX, stated that he lives across the street from the subject property. He expressed concerns regarding increased traffic with new development. Mr. Hoover stated that there are traffic accidents currently happening near Custer Road and Silverado Trail. He stated that traffic is cutting through the Creekside subdivision to avoid the intersection. Mr. Hoover stated that there is a school located nearby. He stated that he would like to learn more regarding what is planned for the development. Chairman Cox asked Staff had traffic study information or a process for traffic if the subject property develops for retail uses. Mr. Soto stated that he believes that there is a traffic light being planned. He stated that during the site plan phase, there could be public improvements required. Mr. Soto offered to gather additional information and share it with Mr. Hoover. On

a motion by Commission Member Haeckler, seconded by Commission Member Kuykendall, the Commission unanimously voted to continue the public hearing and table the item to the March 26, 2019 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 6-0-0.