

Draft Planning and Zoning Commission Meeting Minutes of September 27, 2022:

22-0107Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located approximately 900 Feet West of Hardin Boulevard and on the North Side of Virginia Parkway.

Mr. Jake Bennett, Planner for the City of McKinney, explained the proposed rezoning request. He stated that it was Staff's professional opinion that the proposed rezone would be compatible with adjacent land uses and the Comprehensive Plan and would be appropriate along a major arterial roadway. Mr. Bennett stated that Staff recommends approval of the proposed rezoning request and offer to answer questions. There were none. Mr. Casey Gregory, Sanchez and Associates, 2000 N. McDonald Street, McKinney, TX, explained the proposed rezoning request and offered to answer questions. Commission Member Woodruff asked if they have a tenant yet. Mr. Gregory said no. Vice-Chairman Mantzey asked about the proposed square footage. Mr. Gregory stated that it would probably be 2,000 – 2,500 square feet. Chairman Cox asked about access to the property. Mr. Gregory stated that the fire lane would take up quite a bit of the area. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Doak, seconded by Commission Member Kuykendall, the Commission unanimously voted to close the public hearing and recommend approval of 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 City Council for consideration at the October 18, 2022 meeting.