

**Draft Planning and Zoning Commission Meeting Minutes of August 25, 2020:**

**20-0065Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C3" - Regional Commercial District, Located on the Southwest Corner of U.S. Highway 75 (Central Expressway) and Virginia Parkway. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed rezoning request, location of the subject property, and the adjacent properties. He stated that given the location at the intersection of two major roadways, Staff is comfortable with the level of intensity. Mr. Moss stated that the Comprehensive Plan does call for a professional campus placetype; however, does allow for some decision-making criteria for non-conforming requests. He stated that Staff feels the requested zoning advances the district's intent and demonstrates compatibility with district's brand and identity. Mr. Moss stated that Staff recommends approval of the request and offered to answer questions. Commission Member Haeckler asked Staff to highlight some of the uses allowed in a "C3" – Regional Commercial District. Mr. Moss stated that it allows a wide variety of uses. He stated that some of the allowed uses were: office, retail, drive thru restaurant, auto dealership, bank, and hospital uses. Vice-Chairman Mantzey asked about the intent of the Fiscal Impact Model included in the Staff Report and if it was required by law. Ms. Arnold stated that the Fiscal Impact Model is not required by State Law and is a tool for City Council and Planning and Zoning Commission to see what the impact could be to the City's budget for a rezoning request. She stated that the Fiscal Impact

Model was launched after the 2018 ONE McKinney 2040 Comprehensive Plan was adopted. Vice-Chairman Mantzey asked what was included in the revenues and expenses in the model. Ms. Arnold explained that an outside consulting firm was hired to create the model and explained how Staff comes up with the numbers shown on the report. Vice-Chairman Mantzey questioned if the Development Value listed in the report was accurate and mentioned the values of other developments with more land in McKinney. Ms. Arnold stated that Staff can look into the assumptions included in the model. Vice-Chairman Mantzey stated that he would like to know how the total employment for the various uses in the report as well. Mr. Matt Moore, 301 S. Coleman, Prosper, TX, briefly explained the proposed rezoning request. He stated that there was not a firm development plan to the site and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 15, 2020.