

**Planning and Zoning Commission Meeting Minutes of May 14, 2019:**

**18-0096Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" Local Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 415 Feet West of Walnut Grove Road and on the North Side of U.S. Highway 380 (University Drive). Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that this request relates to the previous rezoning request, as well as, the specific use permit request that follows. Mr. Wilson stated that the applicant is requesting to rezone the subject property to "C2" – Local Commercial District, generally for commercial uses. He stated that while the properties to the north are currently being utilized for single family residential uses in the Extraterritorial Jurisdiction (ETJ), the properties to the east and south are zoned for commercial uses. Mr. Wilson stated that given the increased development along U.S. Highway 380 (University Drive) and the increase of non-residential uses in the area, it is Staff's professional opinion that the proposed rezoning request will provide a transition and buffer that is appropriate for the subject property. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Ryan McIntosh, 4047 Fawnhollow Drive, Dallas, TX, concurred with the Staff Report 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 June 4, 2019.