

DRAFT - Planning and Zoning Commission Meeting Minutes of November 8, 2016:

16-200Z2 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 on the Southwest Corner of U.S Highway 380 (University Drive) and Hardin Boulevard

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that it was the intent to rezone to “C2” – Local Commercial District to generally allow for retail and restaurant uses. Ms. Galicia stated that due to the subject properties adjacency to a major regional highway, U. S. Highway 380 (University Drive), the proposed zoning would help enhance the area as a prime commercial corridor, while also providing an appropriate transition from existing residential uses located west of the subject property to regional commercial uses located along U.S. Highway 380 (University Drive). She stated that given these factors, Staff’s professional opinion is that the proposed rezoning request would remain compatible with adjacent and future surrounding land uses. Ms. Galicia stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

The applicant was not present at the meeting to make a presentation on the proposed rezoning request.

Chairman Cox asked Staff if they were aware of any additional information that the applicant might have provided regarding this request during the meeting. Ms. Galicia stated that she believed the applicant had planned to be present at the meeting. She was not aware of any additional information that should be noted for this request.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and recommend approval of the 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 December 6, 2016.