

Planning and Zoning Commission Meeting Minutes of April 24, 2018:

18-0045Z 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 "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 40 acres of land from "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District to "C3" – Regional Commercial District and "CC" – Corridor Commercial Overlay District, generally to allow for commercial uses. Ms. Quintanilla stated that the properties to the north, northwest, and west of the subject property were recently rezoned to similar zoning districts and are developing for a variety of commercial uses, including big box retail, anchor stores, restaurants, and pad site retail. She stated that given the location at the intersection of two major arterials and nearby commercial development, Staff is of the professional opinion that the proposed rezoning request will help to further enhance this area as a prime commercial corridor and is appropriate for the subject property. Ms. Quintanilla stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Jonathan Kerby, 2508 Winfield Drive, Plano, TX, briefly explained the proposed rezoning request and offered to answer questions.

Vice-Chairman Mantzey asked why they were requesting “C3” – Regional Commercial District instead of “C2” – Local Commercial District, when “C2” – Local Commercial District is the zoning in the adjacent corners. Mr. Kerby stated that they believe that the subject property located at a major arterial and a highway meets the requirements of the “C3” – Regional Commercial District. He stated that it allows for taller heights and a wider range of uses.

Vice-Chairman Mantzey stated that there had been some letters of opposition submitted on the proposed rezoning noting a potential hotel use. He asked if “C3” – Regional Commercial District and “C2” – Local Commercial District allow for hotel uses. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that “C2” – Local Commercial District would require a specific use permit (SUP) for a hotel use.

Commission Member Smith thanked Staff for the beneficial Land Use Comparison Table included in the Staff Report. She stated that it put the proposed rezoning request in a good perspective. Commission Member Smith stated that she would have discussed it more had there been residents that showed up to the meeting concerned about the proposed uses. She stated that the proposed uses were a higher use of the land compared to what could be allowed under the current zoning on the subject property.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McReynolds, the Commission unanimously vote to close the public hearing and recommend approval of the proposed rezoning request per Staff’s recommendation, 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 May 15, 2018.