

**Draft Planning and Zoning Commission Meeting Minutes of March 23, 2021:**

**20-0080Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "RS 60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay District, to Allow for Commercial and Industrial Uses and to Modify the Development Standards, Located on the Southwest corner of Coleman Street and Berry Avenue. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff appreciates the applicant's proposal and enhancements for the site; however, the proposed commercial and added warehouse use does not align with the placetype of Historic Town Center – Residential as designated by the Comprehensive Plan for the subject property. Ms. Gibbon stated that Barry Avenue, located to the north of the subject property, serves as a distinct line from the commercial properties that front onto U.S. Highway 380 (University Drive) and the established residential block located to the south of the subject property. She stated that given these factors, Staff was unable to support the request. Ms. Gibbon offered to answer questions. There were none. Mr. T.J. Lane, 503 N. Kentucky Street, McKinney, TX, explained the proposed rezoning request. He discussed the history of the subject property and adjacent properties. Mr. Lane stated that Barry Avenue was partial abandoned in the 1960s, which impaired the access to the subject property. He stated that the subject

property sat mostly vacant for 75 years. Mr. Lane stated that the proposed project will provide better security, enhanced screening and landscaping, and improved Fire Department access. He offered to answer questions. Vice-Chairman Mantzey asked if the applicant had any discussions with the adjacent property owners about the proposed development plans. Mr. Lane said no. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Chairman Cox asked about the special ordinance provision listed in the Staff Report. Ms. Gibbon explained that the special ordinance provisions are that the development regulations that the applicant proposed must be followed for the zoning request if the Commission and City Council approves the proposed rezoning request. She stated that Staff was in support of the proposed site enhancements. Ms. Gibbon stated that Staff was not in support of the warehouse and commercial components given that it does not align with the Comprehensive Plan. Chairman Cox asked Mr. Lane if they agreed to the list of requirements if the request is approved. Mr. Lane said yes. Alternate Commission Member Woodruff asked when the Burnsidés purchased the property. Mr. Lane stated that the Burnsidés owned the property for a long time (approximately 20-25 years). Chairman Cox stated that the letter of intent explained a lot about the proposed rezoning request. He stated that they plan to enhance the landscaping around the property. Chairman Cox stated that they agreed to follow the special ordinance provisions. He stated that he was in support of the proposed rezoning request. Vice-Chairman Mantzey stated that he did not

feel it was a bad project. He stated that with the lack of outreach to the adjacent residential property owners, going from a residential use to a commercial use, and Staff's recommendation of denial that he would not be in support of the proposed rezoning request. Alternate Commission Member Woodruff stated that he drove over to the site. He stated that the abandonment portion of Barry Avenue makes it difficult for access to the properties. Alternate Commission Member Woodruff stated that he was in favor of the proposed rezoning request. On a motion by Commission Member McCall, seconded by Commission Member Doak, the Commission voted to approve the proposed rezoning request with the special ordinance provisions listed in the Staff Report, with a vote of 6-1-0. Vice-Chairman Mantzey voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 20, 2021.