

Planning and Zoning Commission Meeting Minutes of December 12, 2017:

17-0008Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Northeast Corner of Alma Road and Eldorado Parkway

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone an approximately 2.42 acre tract of land from "PD" – Planned Development District to "C1" – Neighborhood Commercial District, generally to allow for low intensity commercial uses. Ms. Quintanilla stated that currently the property is zoned for office uses; however, the applicant has stated their intent to develop with the "C1" – Neighborhood Commercial District to allow for low intensity commercial uses that will supplement the existing, surrounding uses. She stated that to the west of the subject property there is single family residential and existing office uses. Ms. Quintanilla stated that to the north of the subject property there is an assisted senior living facility. She stated that to the east is a large medical office complex. Ms. Quintanilla stated that the recently built APEX Center is located to the south of the subject property on Eldorado Parkway. She stated that given that the property is at the intersection of Alma Road and Eldorado Parkway and the existing surrounding land uses, Staff was of the professional opinion that the rezoning request will be compatible for this area. Ms. Quintanilla stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Thomas (Tom) Dudney, 1600 N. Collins Boulevard, Richardson, TX, explained the proposed rezoning request. He stated that he was representing HHD McKinney MV, LLLP commonly known as Herrod Healthcare Development. Mr. Dudney stated that they developed and own the adjacent medical office facility to the east, on Eldorado Parkway. He stated that they originally acquired the entire site as part of their medical office development. Mr. Dudney stated that they purchased more land than what was needed for this site. He stated that they withheld development of the subject property due to the traffic counts and the arterial nature of the site. Mr. Dudney stated that they were currently marketing the parcel for sale. He stated that based upon interest from the market, they believe that the highest and best use for the site would be a similar, small office development or a neighborhood-serving retail development. Mr. Dudney stated that the rezoning of the property as requested would allow for a low intensity retail use, which they believe would be beneficial for the surrounding community. He 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 Zepp, 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 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 16, 2018.