

**Draft Planning and Zoning Commission Meeting Minutes of July 13, 2021:**

**21-0074Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone a Portion of the Subject Property from "AG" - Agricultural District and "CC" - Commercial Corridor Overlay District to "C2" - Local Commercial District and "CC" - Commercial Corridor Overlay District, and Zone a Portion of the Subject Property to "C2" - Local Commercial District, Located on the Northwest Corner of University Drive (U.S. Highway 380) and County Road 856. Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed zoning and rezoning request. She stated that a portion of the subject property is currently located in the city limits, while the remainder is currently located in McKinney's Extraterritorial Jurisdiction (ETJ). Ms. Sheffield stated that an associated voluntary annexation request (21-0007A) for the 1.92 acres of land will be considered by City Council at the August 3, 2021 meeting. She stated that the request for commercial zoning of the subject property aligns with the Commercial Center placetype designated in the Comprehensive Plan. Ms. Sheffield stated that this request should be compatible with the surrounding uses. She stated that Staff recommends approval of the proposed zoning and rezoning request. Ms. Sheffield offered to answer questions. Commission Member Haeckler expressed concerns regarding the depth of the proposed "C2" – Local Commercial District due to the surrounding residential uses. Ms. Sheffield stated that the northern properties were located within McKinney's Extraterritorial Jurisdiction (ETJ). She stated that they would be required to install a minimum 6'

masonry or wrought iron screening wall with evergreen shrubs along the adjacent property lines. Ms. Sheffield stated that a buffer with canopy trees would also be required on the property. Mr. Drew Donosky, Claymoore Engineering, 1903 Central Drive, Bedford, TX, stated that the northern most corner of the subject property was a stock pond, which they plan to use for drainage and detention. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Ms. Linda Pritchard, 202 Forest Meadow, Gunter, TX, stated that they own 2099 County Road 856, McKinney, TX. She stated that they are interested in having their property annexed into the City of McKinney and zoned, so they can sell it. Ms. Pritchard stated that they previously lived at the property; however, had to move due to the noise of the nearby US Highway 380 (University Drive). On a motion by Commission Member Haeckler, seconded by Alternate Commission Member Wattley, the Commission unanimously voted to close the public hearing and recommend approval of the proposed request as recommend 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 August 3, 2021.