

Planning and Zoning Commission Meeting Minutes of May 28, 2019:

19-0024Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located Approximately 1,430 Feet West of Stonebridge Drive and on the South Side of Eldorado Parkway. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone approximately 4.57 acres of land from "PD" – Planned Development District to "C2" – Local Commercial District, generally for medium intensity commercial uses. Mr. Soto stated that the subject property is surrounded by a mixture of uses, included but not limited to, general and medical offices, senior living facilities, and commercial uses. He stated that the subject property is currently zoned for office uses; however, the proposed commercial zoning will help balance the surrounding office uses and provide essential services to the daytime population of these businesses. Mr. Soto stated that Staff is of the professional opinion that the rezoning request will complement the adjacent existing and future land uses. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Nick DiGiuseppe, Southblock Properties, LLC, 15400 Knoll Trial Drive, Dallas, TX, stated that the property is approximately 300 feet deep and has approximately 753 feet of frontage. He stated that they plan to sell the property to users that will complement the current businesses and what is planned for the area in the future. Mr. DiGiuseppe stated that the property located behind the

subject property was sold to Globe Life for possible expansion. He stated that across the street from the subject property there is plans for a future retail center. 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 voted unanimously to close the public hearing and recommend approval of the proposed 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 June 11, 2019.