

11-119Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, on Behalf of LevCal Custer, L.L.C., for Approval of a Request to Rezone Approximately 1.17 Acres, from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "BG" - General Business District and "CC" - Corridor Commercial Overlay District, Located on the East Side of Custer Road and Approximately 260 Feet South of U.S. Highway 380 (University Drive).

Ms. Abra Nusser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request.

Commission Member George Bush asked why the applicant is requesting to rezone to "BG" – General Business District instead of modifying the planned development district. Mr. Michael Quint, Senior Planner for the City of McKinney, explained that Staff recommends rezoning the property to a straight zoning district if possible because it is easier for citizens to determine the zoning for the subject property and easier for Staff to track and administer.

Mr. David Kochalka, P.E., Kimley-Horn and Associates, Inc., 5750 Genesis Court, Suite 200, Frisco, TX, concurred with Staff's comments. He stated that the applicant intends to build a car wash on the property.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Jack Radke, seconded by Commission Member Ray Eckenrode, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff.

Chairman Robert Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 20, 2011.