

## **Planning and Zoning Commission Meeting Minutes of December 13, 2016:**

Chairman Cox stepped down on the following item # 16-310Z due to a possible conflict of interest.

Vice-Chairman Zepp continued the meeting.

**16-310Z      Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "C3" - Regional Commercial District, Located at 1605 South McDonald Street**

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone the subject property from "RS-60" – Single Family Residence District to "C3" – Regional Commercial District generally to allow for commercial uses. Ms. Spriegel stated that the applicant requested to rezone to "C3" – Regional Commercial District to allow for retail uses to continue to operate on the subject property. She stated that the subject property was currently zoned for residential uses; however, given the history of commercial uses on the property, the location fronting a major arterial, and the surrounding retail uses to the north, south, and west, it was Staff's opinion that the rezoning request was compatible and would complement the existing and surrounding uses. Ms. Spriegel stated that Staff recommends approval of the proposed rezoning request and offered to answer questions.

Commission Member Smith asked how long the current zoning had been in place on the subject property. Ms. Spriegel stated that the current zoning had been in place for a long time; however, was not positive of the exact number of years.

Vice-Chairman Zepp asked how long the existing use had been in place on the subject property. Ms. Spiegel stated that there had been a lawn and landscaping business that had been operating on the site since approximately 2003. She stated that there had been some retail uses prior to that time.

Vice-Chairman Zepp wanted to clarify that the current use was not in compliance with the current zoning on the property. Ms. Spiegel stated that was correct.

Mr. Paul Grundmann, Acappella Family Partnership, Ltd., 1056 Rancho Road, Quinlan, TX, stated that he owned the property and gave a brief history of the various uses on the subject property.

Vice-Chairman Zepp opened the public hearing and called for comments. There being none, on a motion by Commission Member Mantzey, seconded by Commission Member Kuykendall, the Commission approved the motion to close the public hearing and recommend approval of the proposed rezoning request, with a vote of 6-0-1. Chairman Cox abstained.

Vice-Chairman Zepp stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 3, 2017.

Chairman Cox returned to the meeting.