

Planning and Zoning Commission Meeting Minutes of January 23, 2018:

17-276Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District, "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northwest Corner of Hardin Boulevard and U.S. Highway 380 (University Drive)

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was rezoning approximately 11 acres of land from "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District to "C2" – Local Commercial District, "C3" – Regional Commercial District, and "CC" – Corridor Commercial Overlay District, generally for commercial uses. Ms. Quintanilla stated that the subject property was currently zoned for office and retail uses; however, there is a special provision within the existing ordinance governing the property that stated that no less than 60% of the property may be developed with permitted uses in the Office District. She stated that the applicant has indicated their intent to develop the entire subject property for commercial uses. Ms. Quintanilla stated that the applicant has indicated their intent to rezone the back portion of the property facing Taft Lane to the "C2" - Local Commercial District. She stated that the applicant also indicated their intent to rezone the property that is at the northwest intersection of Hardin Boulevard and U.S. Highway 380 (University Drive) to the "C3" – Regional Commercial District for more intense commercial uses. Ms. Quintanilla stated that the properties to the east and south of the subject property have currently been rezoned for similar commercial districts and are developing for a variety of commercial uses, including big box retail, pad site retail,

anchor stores, and restaurants. She stated that given the location at the intersection of Hardin Boulevard and U.S. Highway 380 (University Drive), two major thoroughfares, and nearby, ongoing commercial development, Staff is of the professional opinion that the proposed rezoning request is appropriate for the subject property. Ms. Quintanilla stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. David Hardesty, Hardesty Realty Group, 14228 Midway Road, Dallas, TX, stated that he had been working on the marketing of the subject property. He stated that they had been in communication with Mr. Eric Seitz, nearby developer that plans to bring Costco, Cinemark, and several other big retail boxes out to this intersection. Mr. Hardesty stated that the rezoning of the subject property was very complimentary in nature to the current development in the area. He offered to answer questions.

Commission Member McCall asked what might be going in on the subject property. Mr. Hardesty stated that they had been waiting for Mr. Seitz to get everything that he wants for his development. He stated that this will probably be the last quadrant to develop. Mr. Hardesty stated that there were some restrictions on what could go in on the property due to other nearby development. He stated that there are some retail uses that Mr. Seitz does not have room for on his property that have approached them about going in on the subject property. Mr. Hardesty stated that the area fronting Hardin Boulevard or U.S. Highway 380 (University Drive) would be for commercial pad sites for restaurants or commercial type uses. He stated that the tenant in the back would need about five acres of the approximately 11 acres property. Mr. Hardesty stated that it would be complementary to what is already being developed in the area.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member Cobbel, the Commission unanimously voted to 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 February 20, 2018.