

Planning and Zoning Commission Meeting Minutes of February 14, 2017:

17-008Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Located at 1720 West Virginia Street

Ms. Samantha Pickett, Planning Manager for the City of McKinney, explained the rezoning request. She stated that the current zoning on the property follows the space limits of the old "O-1" – Neighborhood Office District. Ms. Pickett stated that the constraints of these space limits and the fact that the surrounding properties were built out and encroach onto this property make it difficult to develop to property. She stated that the applicant was requesting to rezoning to a newer, more updated zoning district. Ms. Pickett stated that Staff recommends approval of the requested rezoning request and offered to answer questions. There were none.

Mr. Jon David Cross, Cross Engineering Consultants, 131 S. Tennessee Street, McKinney, TX, stated that he was the applicant and owner of the property. He explained the rezoning request and briefly explained his plans to build a new office for his business on the subject property. Mr. Cross stated that the zoning allows for 5,000 square feet of development; however, there was a 30-foot wide gas easement on the property. He stated that there were also some other issues that made it impossible to get to the 5,000-square-foot development on the subject property. Mr. Cross stated that he concurred with the Staff report. He asked for the Commission's approval of the rezoning request and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission

Member Cobbel, the Commission unanimously voted to close the public hearing and recommend approval of the rezoning request as recommended 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 March 7, 2017.