

Draft Planning and Zoning Commission Meeting Minutes of September 27, 2022:

Commission Member Woodruff stepped down on the following proposed rezoning request due to a possible conflict of interest.

22-0095Z 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 on the Southwest Corner of Eldorado Parkway and Stonebridge Drive.

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, stated that a revised Staff Report was distributed to the Commission prior to the meeting and will be updated in the Council packet. She stated that the item summary section of the Staff Report was updated. Ms. Sheffield stated that Staff's recommendation had not changed. She explained the proposed rezoning request. Ms. Sheffield stated that given the sites location on the corner of two Greenway arterial roadways and the surrounding commercial uses, Staff is of the professional opinion that the rezoning request will allow uses appropriate for the area to develop. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Zach Rogers, GBT Realty Corporation, 9010 Realty Corporation, 9010 Overlook Boulevard, Brentwood, TN, concurred with the revised Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if they own the back piece of the property. Mr. Rogers said no that the current property owner will retain that rear portion of the property. Vice-Chairman Mantzey asked if there were any current plans for the rear portion of the property. Mr. Rogers was unaware of any current plans for that property. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the Commission voted to close the public hearing, with a vote of 6-0-1. Commission Member Woodruff abstained. Vice-Chairman

Mantzey stated that he was not concerned with “C2” – Local Commercial District on the edge of the property considering the intersection and HEB development. He had concerns regarding development issues on the property to the back zoned for “PD” – Planned Development. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission voted to recommend approval of the request per Staff’s recommendation, with a vote of 6-0-1. Commission Member Woodruff abstained. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the October 18, 2022 meeting.

The revised Staff Report for this item was not included on the posted agenda. It is included in these minutes as *Appendix A: Revised Staff Report for item # 22-0095Z*.

Commission Member Woodruff returned to the meeting.