

Planning and Zoning Commission Meeting Minutes of February 27, 2018:

17-0021Z Conduct a Public Hearing to Consider/ Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, Located Approximately 595 Feet West of Village Park Drive and on the North Side of Collin McKinney Parkway

Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone the subject property to "C1" – Neighborhood Commercial District, for low intensity commercial uses. Mr. Soto stated that the property is currently zoned for single family residential uses in accordance with the Neighborhood Zone for the Regional Employment Center (REC) Overlay District; however, the adjacent street network and neighborhood layout have rendered the subject property undevelopable for single family residential lots due to the size constraint and access. He stated that the applicant has indicated their intent to develop the property for non-residential uses, specifically under "C1" – Neighborhood Commercial District, in order to be consistent with the property directly to the east. Mr. Soto stated that the property owner owns the adjacent tract of land as well. He stated that the Future Land Use Plan (FLUP) designates the property for low density residential uses; however, this designation on the subject property reflects the existing zoning rather than the potential uses for the location. Mr. Soto stated that the request for the subject property is consistent with several other recent rezoning requests in the immediate area. He stated that the current request will complement the adjacent properties. Mr. Soto stated that the applicant did host a neighborhood meeting with the residents of Village Park on February 16, 2018 to

inform them of the upcoming request. He stated that it is Staff's professional opinion, given the location and access of the property, that the rezoning request will be compatible with the adjacent land uses. Mr. Soto stated that Staff recommend approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Costa Mazidji, PE, 11105 Fernald Avenue, Dallas, TX, explained the proposed rezoning request. He stated that a medical and professional office building is being proposed for the site that would be of use for the adjacent neighborhood. Mr. Mazidji stated that the architectural features would be consistent with the adjacent neighborhood. He offered to answer questions. There were none.

Mr. Srinivas Chaluvadi, Stacy Office Park, LLC, 13359 Grayhawk Boulevard, Frisco, TX, stated that he was the applicant on the proposed rezoning request. He offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments.

Mr. Craig Harlan, 5028 Devon Drive, McKinney, TX, stated that he was in support of the proposed rezoning request. He stated that his property was adjacent to the subject property. Mr. Harlan stated that at the neighborhood meeting the neighbors requested that a fence be built prior to any construction starts to help with debris and safety issues.

Mr. Todd Yamaoka, 5016 Devon Drive, McKinney, TX, stated that he would prefer to see organic fencing for the aesthetics of the community. He stated that there are multiple young families living in their neighborhood. Mr. Yamaoka stated that they chose McKinney because of its atmosphere. He stated that he understood the benefits of commercial development, as it enhances the features of the community. Mr. Yamaoka stated that the neighbors had concerns about light pollution.

Chairman Cox stated that when the site plan for the subject property is submitted to the City of McKinney, it will be made available for viewing on the City's website. He stated that residents could also contact Staff to discuss it in more detail.

On a motion by Commission Member Zepp, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0.

Mr. Chaluvadi stated that he agreed to do whatever the City specified regarding the screening of the property prior to doing any other construction and light control for the property. He stated that he was available to anyone with questions about the proposed development. Chairman Cox thanked Mr. Chaluvadi for his willingness to work with everyone.

On a motion by Commission Member Smith, seconded by Commission Member Zepp, the Commission unanimously voted to recommend approval of the proposed 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 20, 2018.