

DRAFT - Planning and Zoning Commission Meeting Minutes of October 25, 2016:

16-286Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located Approximately 500 Feet South of Westridge Boulevard and on the West Side of Independence Parkway

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 property to generally allow for a medical office building to be developed on the subject property. Ms. Spriegel stated that although the existing zoning allows for office uses, it limits said uses to 50% of the total floor area for an individual site; however, the applicant would like to develop the property with 100% office uses. She stated that the current zoning was part of the original Stonebridge Ranch zoning ordinance, which is designed to provide retail/commercial uses. Ms. Spriegel stated that as a primarily commercial zoning district, the proposed zoning of "C1" – Neighborhood Commercial District maintains both the intent of the existing zoning and that of the Future Land Use Plan (FLUP), which designates the area for commercial uses, but also does not limit office uses. She stated that "C-1" – Neighborhood Commercial District was more restrictive than the current zoning. Ms. Spriegel stated that the "C-1" – Neighborhood Commercial District provides for less intensive commercial development, which was more appropriate for the area given the surrounding residential uses. Ms. Spriegel stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Rajesh Pericherla, 6772 Martel Place, Frisco, TX, stated that he concurred with the Staff report 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 Smith, the Commission voted unanimously to close the public hearing and recommend approval of the 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 November 15, 2016.