

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

**18-0032Z 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 at the Southwest Corner of Community Avenue and Bloomdale Road (REQUEST TO BE TABLED)**

Mr. David Soto, Planner I for the City of McKinney, explained that Staff recommends that the public hearing closed and the item be tabled indefinitely due to a noticing error. He stated that Staff will re-notice the item prior to it coming back before the Planning and Zoning Commission. Mr. Soto stated that the applicant is requesting to rezone the subject property from "PD" – Planning Development District, generally for office and single family residential uses, to "C2" – Local Commercial District, generally for commercial uses. He offered to answer questions. There were none.

The applicant was not present to make a presentation or answer questions.

Chairman Cox opened the public hearing and called for comments.

Mr. Steve Rand, 2340 Avalon Creek Way, McKinney, TX, stated that he lived adjacent to the subject property. He asked why the southeast and northwest corners were not being considered, since there is not housing located there. Mr. Rand stated that he did not know what was planned to go in at this location. He stated that he thought the organization developing the property had something to do with entertainment. Mr. Rand stated that there are families with children living in the adjacent neighborhood. He had concerns about possible lighting and noise-level issues. Mr. Rand stated that the Collin County Jail is located nearby. He stated that when people who are released from jail, they sometimes walk down Community Avenue and sometimes through their

neighborhood. Mr. Rand questioned if they might go to this new development and cause issues.

Ms. Robin Beheydt, 2200 Avalon Creek Way, McKinney, TX, stated that she lives on the corner of Community Avenue and Avalon Creek Way. She concurred with Mr. Rand's comments. Ms. Beheydt stated that when she was purchasing her house the real estate agent explained that the subject property was zoned "PD" – Planned Development District, generally for office uses. She stated that she expected it to develop with uses that would operate Monday – Friday from 8:00 a.m. – 5:00 p.m. Ms. Beheydt stated that she would be okay with those hours and use. She stated that now the property could potentially be developed for retail uses and that would include extended hours of operation. Ms. Beheydt stated that she has concerns about potential lighting, noise, and increased traffic issues.

Ms. Melody Robinson, 2204 Avalon Creek Way, McKinney, TX, asked about the dotted line surrounding the subject property shown on the notification map. Ms. Samantha Pickett, AICP, Planning Manager for the City of McKinney, stated that this was the 200-foot notification buffer. She stated that if your property falls within this buffer area, then you would receive a property owner notification card in the mail about the proposed rezoning request. Ms. Robinson asked to clarify that there would be public input at a later meeting due to the item being tabled indefinitely. Chairman Cox stated that there would be another meeting where the applicant would make a presentation of what was proposed for the subject property. He stated that since this public hearing was being closed, another property owner notice would be mailed prior to the next meeting.

Ms. Pamela Harden, 2309 Avalon Creek Way, McKinney, TX, stated that she had been a member of the Arts Commission for five years. She stated that she appreciated the helpfulness of the Planning and Zoning Commission agenda. Ms. Harden stated that she understood that it was difficult to balance land use, green space, and attracting businesses so that we can have tax dollars to help lessen the burden on property owners. She stated that McKinney is rapidly growing. Ms. Harden stated that there were vacant spaces located near the Kroger development located at the southeast corner of U.S. Highway 75 (Central Expressway) and U.S. Highway 380 (University Drive). She stated that some of these spaces had been vacant for at least five years. Ms. Harden stated that they moved from Plano, TX to get away from development; however, they know it is coming to McKinney, TX. She stated that a lot of the adjacent property owners value green space.

On a motion by Alternate Commission Member McReynolds, seconded by Commission Member Zepp, the Commission voted unanimously to close the public hearing and table the proposed rezoning request indefinitely as recommended by Staff, with a vote of 6-0-0.