

Draft Planning and Zoning Commission Meeting Minutes of April 12, 2022:

21-0187Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the North Side of Stacy Road and on the East Side of McKinney Ranch Parkway.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff was supportive of the commercial uses proposed on Tract B; however, Staff has concerns with the proposed single family residential uses on Tract A. Ms. Sheffield stated that the subject property, approximately 21 acres, was recently rezoned in 2020 to allow for uses that align with the "C2" – Local Commercial District and it has historically been zoned to allow for office and commercial uses. She gave a brief history of the overall development plan for the approximately 110 acres between McKinney Ranch Parkway, Ridge Road, and Stacy Road. Ms. Sheffield stated that Staff understands that achieving retail uses on the entire 20.99-acre tract may be challenging given the existing and proposed configuration of the boulevard cross-section. She stated that Staff has concerns that the amount of proposed residential uses will eliminate any viability for meaningful commercial opportunities supportive of the urban environment originally envisioned. Ms. Sheffield stated that Staff is unable to support the proposed rezoning request and offered to answer questions. Mr. Martin Sanchez, 2000 N. McDonald Street, McKinney, TX, explained the proposed rezoning request. He gave a brief history for the planning and development for this general area, subject property, and the boulevard. Mr. Sanchez stated that with the boulevard it leaves two 10-acre sites. He discussed the surrounding uses and the proposed residential uses. Mr. Sanchez felt the Fiscal Analysis

figures were low. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey stated that he agreed with Staff's recommendation of denial for this rezoning request. He stated that he didn't like residential sandwiched between "C2" – Local Commercial District and apartments. Vice-Chairman Mantzey stated that the carwash abutting single family residential would be unattractive. He questioned if we allow "C2" – Local Commercial District and apartments to be developed adjacent to an existing single family residential development. Chairman Cox stated that he liked what the applicant was proposing. He stated that it was a tough site with the boulevard in place. Commission Members Taylor and Woodruff concurred with Chairman Cox's statements. Vice-Chairman Mantzey stated that he did not care for "C2" – Local Commercial District or a carwash near single family residential development. He felt that "C1" – Local Commercial District would be better than "C2" – Local Commercial District. Commission Member Kuykendall stated that she agreed with Staff's recommendation for denial. Commission Member Doak stated that he agreed with some of Chairman Cox and Vice-Chairman Mantzey's comments. He stated that with the subject property being broken into two lots that he could not see the entire site as "C2" – Local Commercial District; therefore, he would be in support of the proposed rezoning request. On a motion by Commission Member Doak, seconded by Commission Member Woodruff, the Commission voted to approve the proposed rezoning request with the special ordinance provisions listed in the Staff Report, with a vote of 5-2-0. Vice-Chairman Mantzey and Commission Member Kuykendall voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 3, 2022.