

Planning and Zoning Commission Meeting Minutes of November 10, 2015:

15-284Z 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 at the Southwest Corner of Eldorado Parkway and Hudson Crossing

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed rezoning request and some of the uses that would be excluded with the proposed rezoning request. She also explained that the applicant had submitted a separate Specific Use Permit (SUP) to allow a car wash on the property that would need to come before the Planning and Zoning Commission and City Council for consideration at a future meeting. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions.

Commission Member McCall wanted to clarify that the request before the Commission was only regarding the rezoning of the property and not the Specific Use Permit (SUP) to allow a carwash use. Ms. Galicia stated that was correct and that the intended use for the property would be considered at a later meeting.

Commission Member Kuykendall asked about the zoning of the property to the west of this site. Ms. Galicia stated that it was currently zoned "R-1" - Retail District with a base zoning of "BN" - Neighborhood Business District.

Mr. Ed Arshouk, MA Engineering & Construction, 99 Regency Pkwy., Ste. 11, Mansfield, TX, offered to answer questions. There were none.

Chairman Cox opened the public hearing.

Mr. Matt McGee, 5220 Vineyard Ln., McKinney, TX, spoke in favor of the request. He stated that this area could use a flex serve carwash.

On a motion by Commission Member Kuykendall, seconded by Commission Member McCall, 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 December 1, 2015.