

**Planning and Zoning Commission Meeting Minutes of March 14, 2017:**

**17-037Z      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 200 Feet West of Lake Forest Drive and on the South Side of Collin McKinney Parkway**

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request for the Heights at Lake Forest Addition, located approximately 200 feet west of Lake Forest Drive and on the south side Collin McKinney Parkway. She stated that the applicant was requesting to rezone approximately 1.8 acres from “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “C1” – Neighborhood Commercial District, generally for commercial uses. Ms. Quintanilla stated that the governing “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District designates the subject property as Mixed Use and Employment Center, which allows for a variety of uses including office, commercial, and residential uses. She stated that the governing “PD” – Planned Development District also calls for the property to develop in a urban manner with a greater rear yard setback of 55’ to allow for parking in the rear and for the building to be pulled up to the street along Collin McKinney Parkway. Ms. Quintanilla stated that the applicant had indicated their intent to develop in a more suburban manner with parking in the front and for the building to be set back from Collin McKinney Parkway. She stated that rezoning to the “C1” – Neighborhood Commercial District would allow for less intense uses than what was currently allowed within the existing zoning. Ms. Quintanilla stated

that the properties to the west and south were being utilized for multi-family residential uses, while the properties to the north and east were currently undeveloped; however, were zoned for similar non-residential uses. She stated that Staff feels that the rezoning request would remain compatible with the adjacent existing and future land uses. Ms. Quintanilla stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Bryon Waddey, Vasquez Engineering, 1919 S. Shiloh Road, Garland, TX, explained the rezoning request. He stated that the subject property was wide and shallow. Mr. Waddey stated that they were proposing to build a retail building on the subject property. He stated that they did not have any tenants for the building yet. Mr. Waddey stated that under the current "PD" – Planned Development District they would be required to push the building up against roadway, with the parking between the building and the adjacent apartment complex. He stated that they would like to flip that around so that the building would be near the apartment complex and the parking would be out front. Mr. Waddey stated that they would require more parking under this scenario. 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 Commission Member Mantzey, seconded by Commission Member Smith, the Commission unanimously voted 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 April 4, 2017.