

**Planning and Zoning Commission Meeting Minutes of January 22, 2019:**

**18-0154Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located Approximately 850 Feet West of the Terminus of Laud Howell Parkway and Approximately 6,260 Feet South of FM 543. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone the subject property from "AG" – Agricultural District to "C1" – Neighborhood Commercial District, generally for commercial uses. He stated that the proposed construction and design of Laud Howell Parkway in proximity the potential to provide service and commercial uses to an area that is currently undeveloped for such uses. Mr. Soto stated that due to the subject property not fronting directly onto future Laud Howell Parkway, Staff is of the opinion that the proposed rezoning of "C1" – Neighborhood Commercial District will be able to act as a transition from the more intense arterial frontage to the less intensive uses to the west. He stated that the proposed rezoning request should be compatible with existing commercial uses and are in conformance with the Comprehensive Plan. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Franklin asked if any screening would be required. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that would be

determined during the site plan phase. Mr. Seth Sampson, Oncor Electric Delivery Company, 115 W. 7<sup>th</sup> Street, Ft. Worth, TX, concurred with the Staff Report and offered to answer questions. Commission Member Haeckler asked if they plan to have a substation on the subject property. Mr. Sampson said yes. Commission Member Haeckler asked for clarification on the odd shape of the subject property. Mr. Sampson stated that it was his understanding that to request the proposed rezoning and future Specific Use Permit (SUP) they are required to have a minimum of 10 acres. Commission Member Haeckler stated that the powerline goes north and south. He asked if the substation is needed to provide service that area. Mr. Sampson said yes. Mr. Soto stated that we cannot subdivide less than 10 acres of "AG" – Agricultural District. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 19, 2019.