

Draft Planning and Zoning Commission Meeting Minutes of April 11, 2023:

23-0004Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "C2" - Local Commercial District, Located at 2111 County Road 856

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed zoning request. He stated that the property is currently part of the City of McKinney extraterritorial jurisdiction (ETJ). Mr. Bennett stated that an associated voluntary annexation request has been submitted in conjunction with this zoning request, which will be considered by City Council at the Tuesday, April 18, 2023 meeting. He stated that Staff's professional opinion that the proposed zoning is compatible with adjacent land uses and is appropriate at this location; therefore, Staff recommends approval of the zoning request. Mr. Bennett offered to answer questions. Vice-Chairman Mantzey asked about the depth between the transition between residential to commercial uses shown on the Comprehensive Plan Map for this area. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that there was no defined depth for that transition. She stated that typically the depth along a highway frontage was 500' – 1,000' for commercial depending on the intensity of the roadway. Mr. Bennett thought it was between 500' – 600'. He stated that the 380 Bypass would cut another 250' into the property to the south. Commission Member Woodruff asked if the proposed development would be a continuation of the property to the south. Mr. Bennett stated that it was the same applicant and developer. He stated that it would be an extension to what is currently being developed to the west and south. Vice-Chairman Mantzey asked if screening would be required near residential. Mr. Bennett stated that a landscape buffer, canopy trees, and 6' tall screening device would be required adjacent to any residential uses. Mr. Drew Donosky, Claymoore Engineering, 1903 Central Drive, Bedford, TX, concurred with the Staff Report and offered to answer questions. Vice-

Chairman Mantzey asked if they had discussed the proposed development with the neighbors to the north. Mr. Donosky said no. He explained the proposed development plans for the various phases. Vice-Chairman Mantzey asked what type of product they were proposing on this site. Mr. Donosky stated that it was flex offices. He stated that they were planning to build more parking than what is typically seen in an office park. Mr. Donosky explained more about the proposed plans for the site. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing and recommend approval of the proposed zoning request, with a vote of 7-0-0. Chairman Cox stated that the recommendation for the zoning request would be forwarded to City Council for consideration at the April 18, 2023 meeting.