

## Draft Planning and Zoning Commission Meeting Minutes of July 9, 2024:

**24-0043Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 1565 North Hardin Boulevard

Jake Bennett, Planner II for the City of McKinney, gave the presentation. The Commission asked questions which were addressed by staff. Andrew Yeoh, Triangle Engineering, 1784 W. McDermott Street, Allen, TX, applicant, explained the request. Chairman Cox opened the public hearing and called for comments. The following residents spoke in opposition and expressed concerns regarding traffic, children's safety, noise and light pollution, environmental impact, impact on the community, property values, lack of privacy, and that there was already a hotel nearby.

- Tiffany Tesch, 4056 Angeline Drive, McKinney, TX
- Chris Vock, 1613 Canadian Lane, McKinney, TX
- Kim Kleppe, 716 Mayberry Drive, McKinney, TX

On a motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. The Commission asked questions which were addressed by staff and the applicant. On a motion by Commission Member Buettner, seconded by Alternate Commission Member Hammack, the Commission voted to recommend approval of the request as recommended by staff, with a vote of 5-1-0. Chairman Cox voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the City Council for final action at the August 6, 2024 meeting.