

Draft Planning and Zoning Commission Meeting Minutes of September 26, 2023:

- 23-0057Z2** 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 2151 North Hardin Boulevard.

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request. Commission Member Lebo asked if this request was part of the next agenda item development. Jennifer Arnold, Director of Planning for the City of McKinney, stated that they were both from the same master developer; however, they are two separate projects. Robert Lewis, Kimley-Horn and Associates, 13455 Noel Road, Dallas, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey had questions regarding the project. Mr. Lewis stated that the hotel was planned to be oriented north-south with units facing east and west. He stated that they would be under the maximum height requirement for "C3" – Regional Commercial District. Commission Member Lebo asked if they would have access on Taft. Mr. Lewis said yes. Commission Member Buettner asked if the surrounding residential property owners had been contacted about this project. Mr. Lewis stated that the necessary zoning signs had been placed on the site per City requirements. He stated that they had not made direct contact with them. Chairman Cox stated that the residential property owners within 200' of the subject property were also noticed. He opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and recommend approval of the request per Staff's recommendation, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the October 17, 2023 meeting.