

Draft Planning and Zoning Commission Meeting Minutes of November 8, 2022:

- 22-0118Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located at 7150 Craig Ranch Parkway

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the property has easy access onto 121 and Sam Rayburn which is beneficial for commercial development. Ms. Schrader stated that due to its compatibility with surrounding developments in a primarily commercial corridor along 121, Staff recommends approval of the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey explained that the proposed rezoning request modernized the code; however, did not grant the service storage use that is being requested in the next agenda item. Ms. Schrader stated that was correct. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed rezoning request and requested a favorable recommendation. Chairman Cox opened the public hearing and called for comments. The following three residents spoke in opposition to the request. They expressed concerns regarding decreased property values, increased traffic and accidents, lack of privacy, blocking light to adjacent property, and safety.

- Ms. Mahereen Tazree, 8100 Pine Valley Drive, McKinney, TX
- Mr. Rosin Kusa, 8108 Pine Valley Drive, McKinney, TX
- Mr. Sheikh Tasfin, 8100 Pine Valley Drive, McKinney, TX

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, voted unanimously to close the public, with a vote of 7-0-0. Vice-Chairman Mantzey stated that the public comments were addressing concerns with the proposed self-storage use being considered in the next agenda item. On a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Hagstrom, the Commission unanimously voted to 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 December 6, 2022 meeting.