

**Draft Planning and Zoning Commission Meeting Minutes of May 9, 2023:**

**23-0022Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located at 1719 West Louisiana Street

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the main difference between the existing and proposed zoning is the requested 10' landscape buffer along the northern and western property lines. Mr. Bennett stated that Staff recognizes that the existing size of the subject property makes the property harder to redevelop under the development regulations of today. He stated that the applicant has added a stricter requirement of one canopy tree per 30 linear feet in the street frontage. Mr. Bennett stated that due to the limited size of the subject property, the opportunity to redevelop an underutilized infill site, and the addition of a stricter street frontage tree requirement, Staff recommends approval of the proposed rezoning request. Mr. Rahim Metalwala, 1719 W. Louisiana Street, McKinney, TX, explained the proposed rezoning request. Commission Member Woodruff discussed not allowing certain uses on the subject property. Mr. Metalwala stated that he was fine with excluding those uses. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey discussed protecting McKinney's gateways. He felt that Commission Member Woodruff's list was a good template to use for similar reduced setback requests. On a motion by Commission Member Woodruff, seconded by Commission Member Wattley, the Commission unanimously voted to recommend approval of the request with revising the property's development regulations to include the following prohibited uses:

laundromat; adult entertainment stores; lingerie or undergarment stores; sexually oriented businesses; smoke, tobacco, or vape shops; smoke, tobacco, or vape paraphernalia shops; tattoo parlor or studio; and carwash; 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 June 6, 2023 meeting.