

June 21, 206 P&Z Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to amend portions of Planned Development PD No. 92 to add “Office Use” and “Medical and Dental Office” use for the property known as Lots 5-9, Block B, Starcreek Commercial, City of Allen, Collin County, Texas; generally located south of Sam Rayburn Tollway and east of Watters Road. (Z-5/26/16-43) [Starcreek]

Commissioner Mangrum filed an Affidavit of Conflict of Interest with the Chair for Agenda Item No. 7 and left the Commission dais.

Mr. Bo Bass, Director of Community Development, presented the item to the Commission. He stated that the item is a public hearing and a PD amendment for Starcreek.

The property is located south of Sam Rayburn Tollway and east of Watters Road. The properties to the west, south, and east are zoned Planned Development PD No. 92 for Corridor Commercial CC. To the north (across Sam Rayburn Tollway) is the City of McKinney.

The property is currently zoned Planned Development PD No. 92 with a base zoning of Corridor Commercial CC. The zoning request is for five lots (Lots 5-9, Block B) of an existing platted subdivision. The original zoning was created in 2004.

Mr. Bass explained that the zoning has been in place for 12 years. There was hope for this area to be developed with restaurant, entertainment, and recreational uses. He said that the City has been somewhat successful with retail and restaurant uses in that area. In other ways, the area has not been very successful. Mr. Bass presented the aerial and said there are several areas which are clearly undeveloped and still vacant, even though the land has been actively marketed.

In February of this year, a previous request was made to re-open the zoning. When the zoning was originally created, it excluded "offices," with the exception of very specific office uses (governmental offices, optometrist offices, etc.). In February 2016, the door was opened to additional uses. Primarily, this request will promote additional daytime traffic. All of the retail uses and the Cinemark will be more benefited by daytime traffic, as currently, there is not much synergy in that area. Office uses would bring in greater daytime traffic.

Mr. Bass presented the zoning exhibit and said the area in question shows multiple pad sites on lots that were previously platted. He reiterated that the zoning request would add offices and medical and dental offices. He said that the medical offices would not include the 24-hour clinic, but only the more traditional doctor's offices.

Mr. Bass summarized the development regulations:

- The area highlighted (as presented) would allow "Office" and "Medical or Dental Offices" uses.
 - The building materials and architectural style shall be compatible and largely similar to the materials and architectural styling of the existing buildings within the site.
- This regulation was not initially included in the packet, but is recommended to be added as it would ensure that any user would have to match the architectural styling and material throughout the development. This area is expected to have a more commercial/urban styling.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: Upon a motion by 1st Vice-Chair Trahan and a second by Commissioner Hollingsworth, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend portions of Planned Development PD No. 92, generally located south of Sam Rayburn Tollway and east of Watters Road, to add “Office Use” and “Medical and Dental Office” use for Star Creek, with the additional condition of similar architectural and material styling on the site.

The motion carried.

Commissioner Mangrum returned to her seat at the Commission dais.