

## Draft Planning and Zoning Commission Meeting Minutes of September 13, 2022:

Commission Member Taylor stepped down on the following Concept Plan for Modera McKinney Ridge due to a possible conflict of interest.

**22-0001CP** Consider/Discuss/Act on a Concept Plan for Modera McKinney Ridge, Located on the East Side of Future Hardin Boulevard and Approximately 1,500 Feet North of Bloomdale Road.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed concept plan. He stated that Staff was recommending approval and offered to answer questions. Vice-Chairman Mantzey asked if the Commission would be seeing additional concept plans due to the governing zoning ordinance (“PD” – Planned Development District Ordinance No. 1703) covering a larger track of land than just the subject property. Mr. Bennett said yes. Vice-Chairman Mantzey stated that the “PD” – Planned Development District was very old zoning that would allow for some density that the public might have concerns with; however, would be allowed by right. On a motion by Commission Member Woodruff, seconded by Vice-Chairman Mantzey, the Commission voted to recommend approval of the Concept Plan for Modera McKinney Ridge, with a vote of 5-0-1. Commission Member Taylor abstained. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the September 20, 2022 meeting.

END OF CONSENT AGENDA

Commission Member Taylor returned to the meeting.