

Planning and Zoning Commission Meeting Minutes of January 14, 2020:

Commission Member Haeckler stepped down on the following item # 19-0116Z due to a possible conflict of interest.

19-0116Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family Residential Uses, Located Approximately 2075 Feet North of Wilmeth Road and on the West Side of James Pitts Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He distributed a conceptual layout of the subject property prior to the meeting. Mr. Soto stated that the applicant was requesting to rezone approximately 12.64 acres of land from "AG" – Agricultural District to "PD" – Planned Development District, generally to allow for multi-family residential uses and modify the development standards. He stated that the proposed rezoning request modifies the height, setbacks, and parking requirements for multi-family residential uses. Mr. Soto explained the proposed exceptional qualities. He stated that when looking at the surrounding area, Staff was of the opinion that the proposed rezoning request would create a quality development that would blend well with the surrounding area and act as a transition from the east with the envisioned higher intensity Collin Square mixed-use development towards the west. Mr. Soto stated that the subject property was in conformance with the placetype shown in the ONE McKinney 2040 Comprehensive Plan. He stated that Staff recommends approval of the proposed rezoning request and offered to answer

questions. There were none. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; Suite 300; McKinney, TX; concurred with the Staff Report. He explained the proposed rezoning request and provided justification on each requested modification Mr. Roeder requested a favorable recommendation and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission voted to close the public hearing and recommend approval of the proposed rezoning request per Staff's recommendation, with a vote of 6-0-1. Commission Member Haeckler abstained. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 4, 2020.