

Draft Planning and Zoning Commission Meeting Minutes of November 10, 2020:

20-0042Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and Uses, Located South of Pearson Avenue and Heritage Drive, and Approximately 160 Feet East of Redbud Boulevard. Ms. Danielle Mathews, Planner II for the City of McKinney, explained the proposed rezoning request for a "PD" - Planned Development District with a base zoning district of "MF-2" – Multiple Family Residential – Medium Density District, the relationship of the proposal to the existing built environment, and the key deviations proposed for the "PD" - Planned Development District. She stated that the applicant proposes to increase the required number of amenities from four to six for the multi-family development to meet the exceptional quality requirement. Ms. Mathews stated that the site is located within a Historically Significant Area, so facade plans will be required with the site plan submittal. She asserted that Staff is of the professional opinion that the proposal will be compatible with the built environment, and that Staff recommended approval of the proposed rezoning request with the special ordinance provision listed in the staff report. Ms. Mathews offered to answer questions. Commission Member Haeckler asked why the applicant was requesting a variance request on the setback and landscaping requirements. Ms. Mathews stated that it was to allow for development of the site. Mr. Casey Gregory, 2000 N. McDonald Street, McKinney, TX, thanked Staff and stated that

they worked closely with Staff on the proposed development standards. He explained the proposed rezoning request 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 Doak, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey asked about the related proposed rezoning request # 20-0093Z. Mr. Gregory stated that item was next on the agenda and was planned for office uses. He stated that there would be a shared detention pond in the middle for both properties. On a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to recommend approval of the proposed rezoning request per Staff's recommendation, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 1, 2020.