

Draft Planning and Zoning Commission Meeting Minutes of March 23, 2021:

21-0019Z 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, 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. She also discussed the zoning and uses on the adjacent properties. Ms. Mathews stated that a zoning request for the subject property was brought before the Planning and Zoning Commission on November 10, 2020 and was ultimately approved by City Council on December 1, 2020. She stated that the applicant has since submitted a site plan for review; however, some issues were exposed during Staff review. Ms. Mathews elaborated on the proposed development regulations which were not included in the original zoning request. She stated that Staff recommends approval of the request and offered to answer questions. There were none. Mr. Casey Gregory, Sanchez and Associates, 2000 N. McDonald Street, McKinney, TX, explained the proposed rezoning request. He clarified that the reduction in the distance from the driveway to a tree was for the tandem spaces in front of a garage spot only. Mr. Gregory stated that it would only affect the center drive; otherwise they could lose a couple of garage spots. He stated that they were not request any land use changes or increasing the number of units per acre. Mr. Gregory stated that this request is to clean up some of the

oversights from the recently approved zoning request for the subject property. He 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 Alternate Commission Member Woodruff, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 20, 2021.