

Draft Planning and Zoning Commission Meeting Minutes of July 14, 2020:

20-0052Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the East Side of Custer Road and South of Stacy Road. Ms. Danielle Mathews, Planner II for the City of McKinney, explained the proposed rezoning request, location of the subject property, and the adjacent properties. She discussed the applicant's request to modify one of the existing provisions regulating landscaping to allow for either a canopy or ornamental tree in the front yard of each unit. Ms. Mathews stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Ms. Mary Warren, 8724 Shallowford Lane, McKinney, TX, explained the proposed rezoning request. She stated that she is a resident of the Retreat at Craig Ranch and represented the Homeowner Association (HOA). Ms. Warren stated that some of the existing houses have experienced foundation damage from the trees planted in the front yards. She stated that the Homeowners Association (HOA) had spent \$87,000 on foundation repairs already. To mitigate, Ms. Warren stated that they are committed to planting at least ten canopy trees in their neighborhood. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the

Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, 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 August 4, 2020.