

DRAFT Planning and Zoning Commission Meeting Minutes of December 10, 2019:

19-0098Z3 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 Approximately 300 Feet North of Lancaster Drive and Approximately 700 Feet East of Prospect Street. Mr. Joe Moss, Planner for the City of McKinney, explained the proposed rezoning request and discussed the general location of the subject property. He stated that the proposed rezoning request modifies the space limits and layout for Phase 7 of the Willow Wood master plan which will cap the number of houses that could be built to 120. Mr. Moss stated that the existing zoning has a tied down layout that is also included in a separate development agreement for the property. He stated that the associated development agreement will also be considered by City Council at the same time as the rezoning request. Mr. Moss presented an informational-only plat, showing the general proposed layout. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey asked for clarification on the proposed modification to the zoning. Mr. Moss stated that the applicant was proposing to revise the layout of Phase 7, changing a majority of the lot sizes from 60' to 50', and to increase the number of houses allowed to be built from 95 to 120. Mr. Fred Phillips, 5055 Keller Springs, Addison, TX, explained the proposed rezoning request and why he feels the modifications are necessary. Chairman Cox opened the public hearing and called for comments. There

being none, on a motion by Commission Member Haeckler, seconded by Alternate Commission Member Woodruff, 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 January 7, 2020.