

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

20-0083Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay, Generally to Modify the Development Standards, Located on the Northeast Corner of Erwin Avenue and Waddill Street. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed rezoning request, the proposed modifications to the Development Standards, and the additional tree plantings to satisfy the exceptional quality requirement. She discussed the existing, legal non-conforming duplex on Tract A and how the proposed rezoning request would affect it in the future. Ms. Gibbon stated that when looking at the surrounding area, Staff is of the opinion that the proposed rezoning request will create a quality infill development that will blend well with the surrounding single-family residents. She stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the Staff Report and offered to answer questions. There were none. Ms. Sam Franklin, 1300 N. Waddill Street, McKinney, TX, explained the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey asked if the utilities would need to be relocated at the front of the lot. Mr. Franklin stated that he did not believe so. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Vice-

Chairman Mantzey, the Commission unanimously voted to close the public hearing and 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.