

Draft Planning and Zoning Commission Meeting Minutes of July 26, 2022:

22-0040Z 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, Generally to Modify the Development Standards and to Allow for Multi-Family Residential and Commercial Uses, Located on the Southwest Corner of Collin McKinney Parkway and Alma Drive.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request and offered to answer questions. Vice-Chairman Mantzey asked about the two tracts on the subject property. Ms. Sheffield briefly explained some of the uses allowed in the current zoning and some of the uses that will be allowed under the proposed request. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed rezoning request, asked for a favorable recommendation, and offered to answer questions. Commission Member Doak wanted to verify that the proposed multi-family development could not change from being for senior residents. Mr. Roeder stated that the proposed development regulation limits the multi-family development to senior residents. Vice-Chairman Mantzey asked who defines the age limit for a senior. Mr. Roeder stated that it is defines in the City's ordinance. He stated that they would be required to give the City a census count of the residents on an annual basis. Mr. Roeder stated that the average age for the residents would be around 70 years old. 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 did

not have issues with the proposed senior living component of the request. He expressed concerns of having C2 – Local Commercial District at this site allowing drive-throughs without Special Use Permits (SUPs). On a motion by Commission Member Doak, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to recommend approval of the request per Staff's recommendation, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the August 16, 2022 City Council meeting.