

Draft Planning and Zoning Commission Meeting Minutes of December 13, 2022:

22-0135Z 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 at 1570 Heritage Drive

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that due to a minor site configuration change, the applicant is requesting to modify the rear yard setback from 15' to 10' and reduce the landscape buffer from 15' to 10'. Ms. Schrader stated that Staff does not have any objections to the proposed setback and landscape buffer request. She stated that a development regulation provides screening along the same southern boundary with a 6' wrought iron fence with evergreen shrubs. Ms. Schrader stated that the reduction in setback and landscaping should not be a detriment to surrounding development. She stated that Staff recommends approval of the request and offered to answer questions. Vice-Chairman Mantzey asked if there was another multifamily project, couple of offices, and skinny lots that sit towards White Street to the south of the subject property. Ms. Schrader stated that there were two churches, multifamily development, and a tiny lot with offices in that area. Mr. Casey Gregory, Sanchez and Associates, 2000 N. McDonald Street, McKinney, TX, concurred with the Staff Report and 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 Commission Member Wattley, the Commission unanimously voted to close the public hearing and recommend approval of the request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the January 3, 2023 meeting.