

Planning and Zoning Commission Meeting Minutes of March 26, 2019:

18-0047Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally for Agricultural, Recreational, and Residential Uses, Located at 3933 County Road 317. Ms. Samantha Pickett, Planning Manager for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is proposing the rezone the subject property to "PD" – Planned Development District, which includes agricultural, recreational, and residential uses. Ms. Pickett stated that this is in association with the further development of Cornerstone Ranch, which provides care, programs, and living opportunities for adults with special needs. She stated that the proposed zoning divides the property into three character districts, with each area intended to provide resources and living opportunities on the property. Ms. Pickett stated that each district includes standards and uses that complement the overall vision for the property. She stated that with the property providing a unique service to the community, not currently established within the ordinance, Staff understands the need to establish a "PD" - Planned Development District. Ms. Pickett stated that Staff worked with the applicant to establish provisions that will allow the properties to develop as envisioned by the applicant and to the quality that is expected of the City of McKinney. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Chairman Cox asked if County Road 317 was planned to be improved only in front of the subject property or the

entire road is planned to be improved. Ms. Pickett stated that she would need to ask the McKinney Engineering Department to find the answer. She stated that typically the developer is responsible for the adjacent portion; however, it could be up to the nearest point of access. Mr. David Heaton, Cornerstone Ranch, 3933 County Road 317, McKinney, TX, briefly explained the proposed rezoning request. He stated that the City has the opportunity to do something for McKinney's most unique citizens. Mr. Heaton stated that he and his wife started looking for a location in the metroplex about 15 years ago and decided on McKinney. He stated that Collin County has over 13,000 people with special needs that will need care. Mr. Heaton stated that Collin County has no other residential facilities that are private and faith based in nature. He stated that they were the only ones in Collin County doing this in Collin County. Mr. Heaton stated that they look forward to partnering with the City of McKinney for years to come. He stated that they are a home for six individuals with special needs. Mr. Heaton stated that they also have a day program four days a week that currently helps approximately 25 individuals. He stated that Rick Wells said, 'Great cities won't be judged merely by their growth and development; but, by the way they care for people in need.' Mr. Heaton stated that this applicant is all about being a great city in more ways than just development. He offered to answer questions. Chairman Cox asked if he agreed with the special ordinance provisions listed in the Staff Report. Mr. Heaton said yes. 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 the proposed rezoning request as recommended by Staff, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the April 16, 2019 City Council meeting.