

Draft Planning and Zoning Commission Meeting Minutes of June 22, 2021:

21-0068Z 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, to Allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the Northeast Corner of Bloomdale Road and Custer Road. Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request for the six tracts. She stated that the applicant provided a regulating plan for the proposed rezoning request. Ms. Sheffield stated that based on the applicant's proposed development regulations, Staff feels that the proposed rezoning request should create a cohesive and integrated community. She stated that when looking at the surrounding area and the applicant's proposal for the different tracts, Staff is of the opinion that the proposed rezoning request should create a quality development that will blend well with the surrounding single-family residences and provide neighborhood services. Ms. Sheffield stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Bob Roeder; Abernathy, Roeder, Boyd, & Hullett, P.C., 1700 Redbud Boulevard, McKinney, TX, concurred with the Staff Report, requested a favorable recommendation, and offered to answer questions. Commission Member Doak asked if the subject property was located in the McKinney's city limits or Extra-Territorial Jurisdiction (ETJ). Mr. Roeder stated that the property was annexed into the City of

McKinney in 2016. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member McCall, 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 July 20, 2021.