

Draft Planning and Zoning Commission Meeting Minutes of April 27, 2021:

20-0147Z 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 For Mixed Uses Including Commercial, Retail, Office, Multi- Family Residential, And Open Space, Generally Located North of the Intersection of Laud Howell Parkway (FM 543) and U.S. Highway 75 (Central Expressway). Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 111 acres of land, generally to allow for the development of mixed uses including commercial, retail, office, multi-family residential, and open space uses. Ms. Strickland explained that there was a land swap between the adjoining property owner and the subject property owner. She stated that the applicant proposed some modifications associated with the efforts necessary to bring the subject property out of the floodplain. Ms. Strickland stated that Staff's professional opinion is that the existing and proposed zoning aligns with the Comprehensive Plan. She stated that Staff recommends approval and offered to answer questions. Commission Member Haeckler had questions regarding the mitigation for the floodplain. Ms. Strickland stated that the applicant had already submitted for a flood study that has been conditionally approved and that they were now in the grading portion. She stated that the additional landscaping helped with the mitigation for the floodplain. Commission Member Haeckler asked if the elements of the original "PD" – Planned Development District were being

shifted around due to the reallocation of the uses to account for the additional property. Ms. Strickland stated that was correct. Commission Member Haeckler asked if the acreage for the developments changed. Ms. Strickland stated that they are generally the same. She stated that they would have the same amount of multi-family and office space in the current zoning and the proposed zoning. Mr. Kris Kearney; Abernathy, Roeder, Boyd, & Hullett, P.C., 1700 Redbud Boulevard, McKinney, TX, stated that he concurred with the Staff Report and offered to answer questions. Commission Member Haeckler asked about the proposed changes to the floodplain area. Mr. Kearney stated that most of the reclamation would be coming from the existing pond. He stated that they would be reclaiming land towards the southern portion of the property. Commission Member Haeckler asked if they were going through the proper procedures. Mr. Kearney stated that was his understanding. 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 approval 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 May 18, 2021.