

**Planning and Zoning Commission Meeting Minutes of March 28, 2017:**

**16-374Z      Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF5" - Single Family Residential District, Located at the Northwest Corner of Greenville Road and Airport Drive**

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone approximately 12.02 acres of land to "SF5" – Single Family Residential District, generally for single family residential uses. Ms. Spriegel stated that the properties located north and south of the subject property were currently being utilized for single family residential uses, while the properties on the east side of Airport Drive were currently undeveloped with the exception of a lift station. She stated that the property to the west was currently being utilized for Ball Fields at Old Settlers Park. Ms. Spriegel stated that given the residential nature of the area, it was Staff's opinion that the rezoning request was compatible and would complement the existing and surrounding uses. She stated that Staff recommended 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 Blvd.; McKinney, TX; explained the proposed rezoning request. He stated that this represents a significant redevelopment of part of east McKinney, right off of Airport Drive. Mr. Roeder stated that it would be approximately 12 acres of new single family residential development. He stated that this was something we have wanted to see in our community for a long time. Mr. Roeder stated that he hoped this was a harbinger of things to come.

He stated that there was nothing special or unique about the rezoning request. Mr. Roeder stated that he concurred with the Staff Report. He requested a favorable recommendation and offered to answer questions. There were none.

Vice-Chairman Zepp opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 7-0-0.

Vice-Chairman Zepp stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 18, 2017.