

**Draft Planning and Zoning Commission Meeting Minutes of November 10, 2020:**

**20-0096Z** 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 and to Allow for Multi-Family Residential Uses, Located on the North Side of Spur 399 and Approximately 260 Feet East of Medical Center Drive. Mr. Joseph Moss, Planner I for the City of McKinney, explained the proposed rezoning request and the surrounding properties. He stated that with the Greens of McKinney Golf Course no longer operational, the applicant desires to redevelop the site and expand the multi-family uses onto the subject property. Mr. Moss stated that the property has little frontage along Medical Center Drive and access from Spur 399 may be limited due to the presence of the existing floodplain. He stated that Staff feels the proposed zoning would provide a good transition between the surrounding uses. Mr. Moss stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the Staff Report and offered to answer questions. Commission Member Haeckler asked for the location of the floodplain area. Mr. Moss stated that it was primarily along the Spur 399 frontage. Mr. Jack Harvard, 7200 W. University Drive, McKinney, TX, thanked Staff and stated it was nice to work with them. He explained the proposed rezoning request. Mr. Harvard stated that there were a lot of trees located in the floodplain area on the site. He stated that those trees were being retained. Mr. Harvard 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 McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request 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 December 1, 2020.