

**Draft Planning and Zoning Commission Meeting Minutes of June 8, 2021:**

**21-0054Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Single Family Residential, Multi-Family Residential, and Commercial Uses, Located on the Southeast Corner of Bloomdale Road and Lake Forest Drive. Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed zoning request, generally for single-family residential, multi-family residential, and commercial uses. She stated that an associated voluntary annexation request (21-0007A) will be considered by City Council at the July 6, 2021 meeting. Ms. Sheffield stated that the applicant provided a zoning exhibit that subdivides the property into five tracts, with associated development regulations that stipulate the permitted uses and development standards that each must follow. She stated that the applicant is proposed to zone Tracts 1 and 2 as "SF5" – Single Family Residential District. Ms. Sheffield stated that the proposed uses and modified setbacks on these two tracts align with similar developments within the City of McKinney and gave examples. She stated that the applicant is requesting to develop Tract 3 in accordance with "MF-3" – Multifamily Residential-Medium-High Density District. Ms. Sheffield stated that the applicant is requesting a few modified development standards for Tract 3. She stated that Staff's professional opinion is that the proposed multi-family residential development should provide an appropriate transition between the hard corner of two major arterial roadways and the

proposed single-family residential uses. Ms. Sheffield stated that given the size, scale, and scope of the overall rezoning request and the variety of residential uses and the multifamily tract aligning with the Urban Living placetype designated in the Comprehensive Plan, Staff is supportive of the multifamily uses proposed on this tract. She stated that Tract 4 is proposed for flex uses. Ms. Sheffield stated that the applicant is requesting the ability to develop the tract in accordance with the permitted uses in Tracts 1 and 2 with a "SF5" – Single Family Residential District or "C-2" – Local Commercial District. She stated that with this proposal the applicant will be required to develop at least a minimum of five acres of commercial on this tract. Ms. Sheffield stated that Staff is comfortable with the proposed flex uses concept that would allow the property to develop with the market. She stated that the applicant is requesting to develop Tract 5 in accordance with "GC" - Governmental Complex Uses. Ms. Sheffield stated that in association with the proposed development agreement for this annexation, this tract is intended to be set aside for future open space and parkland. She stated that based upon the applicant's proposed development regulations and stated visions and goals for the subject property, Staff feels that the proposed zoning request should create a cohesive and integrated community. Ms. Sheffield stated that given the size and scale of the subject property and the proposed development to the south, the overall development should make a significant positive impact in achieving different housing products and commercial development for the City of McKinney. She stated that Staff is of the opinion that the proposed zoning request should create a quality development that will blend well with the surrounding single-family

residents and commercial developments. Ms. Sheffield stated that Staff recommends approval of the proposed zoning request and offered to answer questions. Commission Member Taylor asked if the “GC” – Government Complex Uses tract covered the parkland dedication requirements for the southern portion of the proposed Painted Tree development. He stated that 230 acres was a large tract of land for parkland dedication. Ms. Sheffield stated that it would satisfy the parkland dedication requirement for the proposed development agreement, in conjunction with the voluntary annexation request, for both the north and south tracts. Mr. Tom Woliver, Oxland Advisors, LLC, 5700 Tennyson Parkway, Plano, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked when the first houses might be built in the proposed development. Mr. Woliver said early next year (2022). Chairman Cox opened the public hearing and called for comments. Mr. George Lewellyn, 2804 Torrey Drive, McKinney, TX, asked about the location of the subject property. Ms. Sheffield explained the streets surrounding subject property. She explained the proposed uses for each of the five tracts. On a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission voted to close the public hearing, with a vote of 6-0-1. Commission Member Haeckler abstained. Vice-Chairman Mantzey stated that he was excited about the southern portion of Painted Tree developing and becoming part of the City of McKinney. He felt that they had balanced the uses for the proposed development. Vice-Chairman Mantzey stated that the multifamily portion was approximately 10% compared with the proposed single-family residential development and only 5% of the overall zoning tract. Chairman

Cox concurred with Vice-Chairman Mantzey's comments. On a motion by Commission Member Doak, seconded by Commission Member McCall, the Commission voted to recommend approval of the proposed zoning request as recommended by Staff, with a vote of 6-0-1. Commission Member Haeckler abstained. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 6, 2021.