

## **Draft Planning and Zoning Commission Meeting Minutes of March 22, 2022:**

**21-0117Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Single Family, Multi-Family and Commercial Uses, Located on the South Side of Stacy Road and Approximately 1,550 Feet East of Custer Road.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request with the special ordinance provisions listed in the Staff Report. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed rezoning request and the development regulations. He briefly discussed some of their outreach efforts with the surrounding property owners. Commission Member Woodruff asked if the proposed amenities would be shared by the multi-family and town homes uses. Mr. Roeder stated that those details had not been worked out at this time. Vice-Chairman Mantzey asked about the path that goes under Stacy Road that dead ends on the subject property. He asked if they were considering completing the path and when might it be completed. Mr. Roeder stated that was not a zoning issue and would be addressed during the site planning phase. He believed that they ultimately plan to finish the path; however, he was unsure during which phase that it would be completed. Chairman Cox opened the public hearing and called for comments. Chairman Cox stated that two letters of support and one letter of opposition were emailed to Staff after the packet was completed and copies were distributed to the Commission prior to the meeting. He stated that the letters would be forwarded on to City Council. The following three individuals spoke in favor of the proposed request.

- Mr. Brian Loughmiller, 6305 Wildwood Drive, McKinney, TX, stated that he serves on the board of SPCA of Texas. He explained the reason behind selling the subject property.
- Mr. Ron Simons, 8600 Dewland Drive, McKinney, TX
- Mr. David H. Craig, 6850 TPC Drive, McKinney, TX, discussed the outreach opportunities they provided to the surrounding property owners. He stated that they have been working with the Parks Department regarding continuing the hike and bike path that Vice-Chairman Mantzey asked about earlier. Mr. Craig stated that the proposed development would further the vision of Craig Ranch.

On a motion by Commission Member Doak, seconded by Commission Member Woodruff, the Commission unanimously approved the motion to close the public hearing, with a vote of 6-0-0. Vice-Chairman Mantzey, Commission Member Doak, and Commission Member Taylor spoke in favor of the request. On a motion by Commission Member Doak, seconded by Commission Member Taylor, the Commission unanimously approved the motion to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 19, 2022.