

**Draft Planning and Zoning Commission Meeting Minutes of February 28, 2023:**

**22-0086SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Development (Modera McKinney), Located on the East Side of Future Hardin Boulevard and Approximately 1,500 feet North of Bloomdale Road

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed site plan request. She stated that typically site plans can be approved by Staff; however, the applicant is requesting variances for the required screening and is requesting a reduction in the required amount of enclosed parking spaces. Ms. Sheffield stated that Staff recommends approval of the request as conditioned in the Staff Report and offered to answer questions. There were none. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed request and offered to answer questions. Vice-Chairman Mantzey asked if this property was being developed under a Planned Development "PD" that was approved in 1987. Mr. Roeder said yes. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing, approve the screening variance request as recommended by Staff, and recommend approval of the reduction in enclosed parking spaces request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation for the reduction in enclosed parking spaces request would be forwarded to City Council for consideration at the March 21, 2023 meeting.