

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

**20-0093Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RD-30" - Duplex Residence District to "PD" - Planned Development District, Located on the North Side of White Avenue and Approximately 700 Feet West of Graves Street. Ms. Danielle Mathews, Planner II for the City of McKinney, introduced the proposed rezoning request for a "PD" - Planned Development District with a base zoning district of "SO" – Suburban Office District and listed out the surrounding uses. She explained that the subject property is in a Historically Significant Area, so facade plans would be required with the site plan submittal. Ms. Mathews elaborated on the requested deviations for the uniquely shaped site and stated that Staff felt the proposed rezoning request was compatible with the surrounding existing development. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Casey Gregory, 2000 N. McDonald Street, McKinney, TX, spoke to the proposed rezoning request. He stated that it was a very narrow site; therefore, it would be difficult to develop. He offered to answer questions. Vice-Chairman Mantzey asked what size office building they plan to build on the site. Mr. Gregory stated the two office buildings in total would be approximately 9,000 square feet. Vice-Chairman Mantzey asked about the construction costs for the project and questioned the Fiscal Impact Analysis. Commission Member Haeckler asked about the size of the detention pond and if the site could change. Mr. Gregory stated that the detention pond

has already gone through the preliminary design phase. He stated that represents what it should look like on the property. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member Doak, 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.