

**Draft Planning and Zoning Commission Meeting Minutes of February 8, 2022:**

**21-0038Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District to Allow for Commercial and Multi-Family Residential Uses, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 600 Feet North of the Intersection of County Road 278 and Fannin Road.

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed zoning request. She stated that an associated voluntary annexation request (21-0004A) will be considered by City Council at the March 1, 2022 meeting. Mr. Jack Zanger, Triangle Engineering, 2949 Parkwood Boulevard, Frisco, TX, explained the propose zoning request and offered to answer questions. Chairman Cox stated that there had concerns about the traffic and roads in this area. Mr. Zanger stated that the site would be developed in the future. He stated that there would be right-of-way dedication, contributions to the improvements along Fannin Road, building setbacks, and landscape buffering. Mr. Zanger stated that at least 30% of the property would have living landscaping or open space. Chairman Cox opened the public hearing and called for comments. Ms. JoAnn Kelly-Graham, 1373 County Road 278, Melissa, TX, , Mr. Bill Daniel, 410 Fannin Road, Melissa, TX, Ms. Judy Furlong, 6376 N. McDonald Street, Melissa, TX, and Mr. Richard Carper, 415 Fannin Road, Melissa, TX, turned in speaker cards and/or spoke in regards to the proposed zoning request. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously approved the motion to close the public hearing, with a vote of 7-0-0. Planning and Zoning Commission and Staff discussed proposed zoning request with staff relating to screening,

lighting, Right-of-Way, and future easement requirements. Commission also discussed citizen concerns and future communication process in regard to future development of the property

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to recommend approval of the proposed zoning request, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the March 1, 2022 City Council meeting.