

Draft Planning and Zoning Commission Meeting Minutes of October 11, 2022:

22-0108Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Multi-Family Residential and Commercial Uses, Located on the Southwest Corner of Collin McKinney Parkway and Alma Drive.

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff does not have any objections to the proposed setback request. Ms. Sheffield stated that there is existing parallel parking along Rundell Way that provides an additional buffer from the right-of-way. She stated that with the applicant's proposed development regulations along with their vision and goals, the overall proposed development should create a cohesive and integrated community. Ms. Sheffield stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey asked if Staff was comfortable with 3-4 fast food drive-throughs at this intersection. Ms. Sheffield said yes. She stated that Staff has not received any proposed development plans for Tract B. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed rezoning request and concurred with the Staff Report. Vice-Chairman Mantzey asked if they would consider eliminating fast food drive-throughs on this site. Mr. Roeder stated that his client is mainly interested in Tract A. He felt that Tract B would probably have medical offices due to the allowed uses on Tract A. Vice-Chairman Mantzey asked if they were leaving the drive-through in the proposed "PD" – Planned Development District request. 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 Wattlely, 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 would be forwarded to the November 1, 2022 City Council meeting.