

Planning and Zoning Commission Meeting Minutes of November 27, 2018:

18-0137Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally for Single Family Residential Uses, Located Approximately 975 Feet East of Independence Parkway and on the North Side of Virginia Parkway. Mr. Aaron Bloxham, Planner II for the City of McKinney, explained the proposed zoning request. He stated that the City is requesting to zone the subject property to "PD" – Planned Development District. Mr. Bloxham stated that the proposed "PD" – Planned Development District is intended to match the existing adjacent single family residential zoning. He stated that D.R. Horton requested that the City annex and zone the subject property as part of a development agreement to trade land between the City and D.R. Horton. Mr. Bloxham stated that Staff recommends approval and offered to answer questions. Commission Member McCall wanted to clarify whether or not the subject property had already been annexed into the City. Mr. Bloxham stated that it has not and this zoning is in association with Annexation Case 18-0001A that is going before City Council. Alternate Commission Member Franklin asked about the possible location of the residential lots on the subject property. Mr. Bloxham felt that they could fit 2-3 houses on the property that would back up to Virginia Parkway. Chairman Cox asked if part of the property would be used to increase the size of the park. Mr.

Bloxham said not in this neighborhood. He stated that D.R. Horton owns the Highlands at Westridge, located to the east of the subject property, where a school and park is being developed. Mr. Bloxham stated that land D.R. Horton is proposing to trade is located in the southeast section of that park. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed zoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the December 18, 2018 City Council meeting.