

**Draft Planning and Zoning Commission Meeting Minutes of February 23, 2021:**

**21-0022Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Single Family Residential Uses, Located Approximately 1,300 Feet East of County Road 943 and on the South Side of Bloomdale Road. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed zoning request. She stated that the subject property is located outside of the city limits. Ms. Gibbon stated that an annexation request for the subject property would also be going to the March 16, 2021 City Council meeting for consideration. She stated that Staff feels that the proposed zoning request will be compatible with the existing and proposed surrounding uses. Ms. Gibbon stated that Staff recommends approval of the proposed zoning request and offered to answer questions. Commission Member Taylor asked about the density. Ms. Gibbon stated that the applicant is requesting to zoning the subject property to "SF5" – Single Family Residential District, which has a density of 3.2 units per acre. She stated that the applicant is requesting to modify it to 7 units per acre. Ms. Gibbon stated that would align with the zoning of      Farms that allows 7 units per acre. The applicant was not present at the meeting to give a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and recommend approval of the proposed zoning 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 March 16, 2021.