

## Planning and Zoning Commission Meeting Minutes of November 12, 2019:

**19-0072Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Commercial, Office, and Multi-family Uses, Located on the East Side of Custer Road and 545 Feet South of Stonebridge Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that approximately 15 letters of opposition were distributed to the Commission prior to this meeting. Mr. Soto stated that the applicant was requesting that the public hearing be closed and the item tabled indefinitely per the applicant's request. He stated that Staff will renote prior to an upcoming hearing and offered to answer questions. The applicant did not wish to speak on this request. Chairman Cox opened the public hearing and called for comments. Mr. Tim Stephens, 3544 Butterfield Trail, McKinney, TX, stated that his property backs up to this property line. He was unsure what the applicant was proposing to develop there. Mr. Stephens expressed privacy and respect concerns if a multifamily structure was building on the property. He also expressed concerns regarding removal of the mature tree line that goes the entire length of Butterfield Trail. Chairman Cox asked Mr. Stephens if he was representing other property owners. Mr. Stephens stated that he was the Chairman of the Craig Ranch North Service Area Committee and that he was also on the Craig Ranch Investment Committee. Mr. Robert Rusoff, 8105

Brasstown Dr., McKinney, TX, was happy to learn that the request was being tabled. He expressed concerns regarding a possible financial impact on the adjacent property owners and increased traffic. Mr. Rusoff questioned how many apartments might be developed on the property. Commission Member Kuykendall stated that she would like to see the developer meet with the adjacent property owners to explained proposed development. Chairman Cox concurred. On a motion by Commission Member Kuykendall, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing and table the item indefinitely per the applicant's request, with a vote of 7-0-0.