

Draft Planning and Zoning Commission Meeting Minutes of March 12, 2024:

24-0011Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District and "HC" - Highway Commercial Overlay District to "C3" - Regional Commercial District, "MF30" - Multi-Family Residential District, and "HC" - Highway Commercial Overlay District, Located Approximately 450 Feet East of Terry Lane and on the South Side of West University Drive

Araceli Botello, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that letters of opposition were distributed to the Commission prior to the meeting. Araceli Botello stated that Staff recommends approval of the proposed rezoning request. Brison Williams; Abernathy, Roeder, Boyd, and Hullett, P.C.; 1700 N. Redbud Boulevard, McKinney, TX; concurred with the staff report. Chairman Cox opened the public hearing and called for comments. Sarah Meux, 4120 Angelina Drive, McKinney, TX, spoke in opposition to the request. She expressed concerns regarding privacy, noise levels, having a four-story building in their backyard, possibly losing the existing trees on the property, and requested plenty of green space between the proposed development and the adjacent property owners. The following two residents turned in speaker cards in opposition to the request; however, did not wish to speak during the meeting.

- Jim Luden, 4112 Angelina Drive, McKinney, TX
- Debbie Tesch, 4056 Angelina Drive, McKinney, TX

On a motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Araceli Botello answered the Commission Members' questions. On a motion by Commission Member Buettner, seconded by Commission Member Woodard, the Commission unanimously voted to

recommend approval of the proposed rezoning 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 City Council for final action at the April 2, 2024 meeting.