

**Draft Planning and Zoning Commission Meeting Minutes of December 12, 2023:**

**23-0081Z** 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 Single-Family Attached Uses (Westridge Townhomes), Located Generally on the North Side of Virginia Parkway and Approximately 420 Feet West of North Independence Parkway.

Araceli Botello, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request. Araceli Botello answered Vice-Chairman Lebo’s zoning questions. She stated that a letter of opposition from Nicholle Bechtel and copies were distributed to the Commission Members prior to the start of the meeting. Jerry Sylo, JBI Partners, 2121 Midway Road, Carrollton, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodard, seconded by Alternate Commission Member Conrad, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. On a motion by Vice-Chairman Lebo, seconded by Alternate Commission Member Conrad, the commission unanimously voted to close the public hearing, with a vote of 6-0-0. Araceli Botello answered Vice-Chairman Lebo’s questions regarding the proposed reduction in the minimum front yard. Jerry Sylo answered Commission Member Woodard’s question on the price point of the proposed townhomes. He answered Vice-Chairman Lebo’s access from the retail site question. On a motion by Alternate Commission Member Conrad, second by Vice-Chairman Lebo, the commission unanimously voted to

recommend approval of the request as recommended by Staff, with a vote of 5-1-0. Commission Member Woodard voted against the motion.