

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

23-0103Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone a Portion of the Subject Property to “AG” - Agricultural District, and Zone a Portion of the Subject Property to “R5” - Residential District, Located on the Southeast Corner of FM 543 and County Road 202 and Located on the North Side of FM 543 and Approximately 160 Feet East of Lantana Drive.

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed zoning request. She stated that Staff is recommending that the 84-acre portion of the property on the southeast corner of FM 543 and County Road 202 be zoned “R5” – Residential District, generally for single family residential uses. Kaitlin Sheffield stated that the proposed zoning aligns with the Urban Living placetype designated in the Comprehensive Plan, as well as the existing Annexation and Development Agreement on the subject property, which was approved in December 2021. She stated that Staff is recommending that the 38-acre portion of the property on the north side of FM 543 be zoned “AG” – Agricultural District, generally for agricultural uses. Kaitlin Sheffield stated that Staff feels that the proposed zonings for these properties aligns with the adjacent land uses and development within the area. She stated that Staff recommends approval of the proposed zoning request. Kaitlin Sheffield stated that there is also a city-initiated annexation request (23-0004A) that will be heard at the January 2, 2024 City Council meeting. Kaitlin Sheffield stated that the anticipated adoption and action for the annexation request and this zoning request will be heard at the January 16, 2024 City Council meeting. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, the Commission unanimously voted to close the public hearing, recommend approval of the request as recommended by Staff, with a vote of 6-0-0.