

## Draft Planning and Zoning Commission Meeting Minutes of February 27, 2024:

**24-0009Z** 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 Multi-Family Residential Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway

Jake Bennett, Planner II for the City of McKinney, explained the proposed rezoning request and Staff's concerns. He stated that due to concerns with the proposed multifamily residential use on the subject property, staff recommends denial of the proposed rezoning request. Jennifer Arnold, Director of Planning for the City of McKinney, and Jake Bennett answered the Commissions' questions. Kevin Kuntz, Allen Harrison Co., 8250 N. Central Expressway, Dallas, TX, explained the proposed rezoning request. He answered the Commissions' questions. Chairman Cox opened the public hearing and called for comments. Bucky Gillett, 1100 Dickinson Drive, McKinney, TX, spoke in favor of the request. On a motion by Vice-Chairman Lebo, seconded by Commission Member Conrad, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Vice-Chairman Lebo stated that the applicant addressed the concerns on the previous rezoning request from 2023. Commission Member Buettner concurred with Vice-Chairman Lebo's comments. He stated that he was in favor of the request. Chairman Cox stated that he appreciated the applicant addressing the previous concerns. On a motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, the Commission unanimously voted to recommend approval of the request, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning

and Zoning Commission would be forwarded to the City Council for final action at the March 19, 2024 meeting.