

Draft Planning and Zoning Commission Meeting Minutes of October 10, 2023:

23-0054Z4 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

Araceli Botello, Planner I for the City of McKinney, explained the proposed rezoning request, the changes made due to the Commission's concerns raised at the September 26, 2023 Planning and Zoning Commission meeting, and Staff's current concerns. She stated that Staff recommends denial of the proposed rezoning request due to lack of conformance with the Comprehensive Plan and concerns regarding the proposed development standards for multifamily residential uses. Jennifer Arnold, Director of Planning for the City of McKinney, discussed the importance of capping the number of units for the whole subject property, regardless of how many tracts it becomes. William "Bill" Dahlstrom, 2323 Ross Avenue, Dallas, TX, explained the proposed rezoning request and the changes made since the previous Planning and Zoning Commission meeting. Kevin Kuntz, 8350 N. Central Expressway, Dallas, TX, explained the proposed rezoning request and the changes made since the previous Planning and Zoning Commission meeting. He stated that they have worked with the City's Engineering Department regarding the alignment of Collin McKinney Parkway that will cross the subject property. Kevin Kuntz stated that there would be street frontage on three sides of the property. He stated that they propose to have wrought iron fencing with masonry columns along McKinney Ranch Parkway and Collin McKinney Parkway for consistency. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-

Chairman Lebo, seconded by Commission Member Hagstrom, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Jennifer Arnold and Araceli Botello discussed the screening and landscaping requirements for the subject property. Jennifer Arnold discussed the alignment of Collin McKinney Parkway. Commission Member Woodard felt that the applicant had a good proposal giving the challenges of the site. She stated that there were similar types of housing in the area. Commission Member Woodard was in support of the request. On a motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, the Commission voted to recommend approval of the request with the special ordinance provisions listed in the Staff Report, with a vote of 6-1-0. Commission Member Hagstrom voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the October 17, 2023 meeting.