

Draft Planning and Zoning Commission Meeting Minutes of July 12, 2022:

22-0063Z 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 Residential Uses, Located Approximately 1,430 Feet South of Future Wilmeth Road and on the West Side of Future Taylor Burke Drive.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the rezoning request and offered to answer questions. Vice-Chairman Mantzey asked about the front yard tree requirements. Ms. Sheffield stated that there is a Development Agreement from the Annexation of Painted Tree North that also encompasses Painted Tree East. She stated that it implemented a parkway that includes parking and trees within the right-of-way. Ms. Sheffield stated that the trees that would typically be required in the front yards for the 20 single family lots will be along the right-of-way. Mr. Jared Helmberger, Oxland Advisors, 208 S. Johnson Street, McKinney, TX, explained the proposed rezoning request. He stated that these 20 lots would be the most valuable lots within the development. Mr. Helmberger stated that the Homeowner's Association (HOA) will be maintaining the showcase lots. He offered to answer questions. Commission Member Woodruff asked if they would be maintaining all the lots within the subdivision or just these 20 lots. Mr. Helmberger stated that they would only be maintaining the showcase lots. Alternate Commission Member Buettner asked if the showcase homes would be constructed first. Mr. Helmberger stated that they would not be the first homes built in the development. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission

unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the August 2, 2022 City Council meeting.