

Draft Planning and Zoning Commission Meeting Minutes of October 25, 2022:

22-0112Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, to Allow for Age Restricted Residential Uses and to Modify the Development Standards, Located Approximately 510 Feet North of Virginia Parkway and Approximately 260 Feet West of Joplin Drive.

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled to the November 8, 2022 Planning and Zoning Commission meeting due to a possible public notice error. She stated that Staff will be mailing out new notices. Ms. Sheffield offered to answer questions; however, there were none. Mr. Casey Bump, Bonner Carrington, 901 Mopac Expressway, South, Austin, TX, was disappointed that Staff was recommending tabling the item. He offered to give a presentation on the proposed development. Chairman Cox suggested that he wait on giving the presentation until the next meeting. Mr. Bump stated that they had been speaking and addressing concerns in the community. He gave a brief history on the project. Mr. Bump offered to answer questions. Commission Member Lebo asked about the number of units proposed for the site. Mr. Bump stated that they were proposing 15.5 units per acre, which would limit it around 200 units. He stated that the concept plan in the agenda packet has 180 units. Mr. Bump stated that they mailed letters with tracking to everyone who opposed the previous request requesting to meet to discuss the proposed project. He stated that they met with Stonebridge Ranch Homeowners Association representatives and the Cambridge Homeowners Association representatives last week. Mr. Bump stated that they would continue to be available to address community concerns. Chairman Cox opened the public hearing and called for comments. Mr.

Samuel Paul Lehman, 5805 N. Woodcreek Circle, McKinney, TX, stated that he spoke in opposition at the previous meeting and had not received anything in the mail from the applicant. The following two residents turned in speaker cards in opposition to the request; however, did not speak during the meeting:

- Katherine Brewer, 5804 N. Woodcreek Circle, McKinney, TX
- Michael Brown, 5800 Creekside Court, McKinney, TX

On a motion by Commission Member Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing and table the item to the November 8, 2022 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 7-0-0. Chairman Cox stated that Staff will be mailing out notices for the November 8, 2022 Planning and Zoning Commission meeting.