

Draft Planning and Zoning Commission Meeting Minutes of May 9, 2023:

23-0030Z 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, Located on the Northeast Corner of Carlisle Street and Virginia Parkway

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request and proposed reduced setback from 35' to 15'. He stated that while there are some areas of the City, such as Craig Ranch and the McKinney Town Center, where building setbacks are less deep, these parts of the City offer much more urbanized surrounding products. Mr. Bennett stated that for comparison, the existing setbacks and development patterns in the area surrounding the subject property generally range from 35' – 100'. He stated that due to the proposed building setback reduction along Carlisle Street, Staff is unable to offer a favorable recommendation at this location. Mr. Bennett offered to answer questions. Vice-Chairman Mantzey stated that this reduced setback was the third request for this project. Mr. Bennett said yes. Mr. Bob Roeder; Abernathy, Roeder, Boyd, and Hullett, PC; 1700 Redbud, McKinney, TX; explained the proposed rezoning request and the history of the project. He explained why they were requesting a setback reduction and what the proposed project would look like driving down Carlisle Street. Commission Member Taylor stated that he felt this was a reasonable request and he supported it. Chairman Cox opened the public hearing and called for comments. Ms. Hilda Farr, 1409 Sanctuary Lane, McKinney, TX, had questions regarding the proposed setbacks. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the reduced setback was only on the west side of the property, along Carlisle Street. Chairman Cox stated that there would be no changes to the setback on the north side of the property. Mr. Ben

Heflin, 13455 Noel Road, Dallas, TX, discussed the importance of the proposed project to the community. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey and Commission Member Woodruff were in support of the request and discussed the importance of affordable housing in McKinney. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Buettner, the Commission unanimously voted to recommend approved of the proposed request with the special ordinance provisions listed in the Staff Report, with a vote of 7-0-0. Chairman Cox stated that the recommendation for the zoning request would be forwarded to City Council for consideration at the May 16, 2023 meeting.