

**Planning and Zoning Commission Meeting Minutes of October 28, 2014:**

**14-260SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development (McKinney Point), Located on the South Side of McKinney Ranch Parkway and Approximately 550 Feet East of Future Collin McKinney Parkway**

Mr. Brandon Opiela, Planning Manager for the City of McKinney, explained the proposed site plan. He stated that Staff recommends denial of the proposed site plan due to a lack of conformance with the governing planned development ordinances. Mr. Opiela stated that should the proposed site plan be approved, the conditions listed in the Staff report would be required prior to the issuance of a building permit. He stated that the North Texas Tollway Authority (NTTA) submitted a letter regarding noise abatement adjacent to the NTTA roadway that was distributed to the Commission and the applicant prior to the meeting.

Mr. Martin Sanchez, Sanchez and Association, 402 N. Tennessee St., McKinney, TX, explained the proposed site plan. He also gave a brief history on the property.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Commission Member Gilmore asked for clarification on why Staff recommended denial of the proposed site plan. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that Staff had to verify that the

proposed site plan was in conformance with the zoning on the property. He stated that Staff evaluated the placement of the buildings in conformance with the zoning exhibit that was attached to this site plan request. Mr. Quint stated that it was Staff's opinion that the placement of the buildings on the property would not be allowed per the governing zoning. He stated that Staff had tried to be flexible and work with the applicant on the project to meet the required standards.

Mr. Sanchez stated that they were looking for what they could develop on the property after submitting multiple land plans to the City.

Commission Member Stevens stated that he preferred to see commercial uses along State Highway 121 (Sam Rayburn Tollway) instead of multi-family units. He asked how many units the Millennium II multi-family development was approved to build. Mr. Opiela stated that it was approved to build about 182 units.

Commission Member Zepp wanted to clarify that with the proposed multi-family development the City would be losing about five acres of office or commercial uses that were currently planned for the property. Mr. Quint stated that was correct.

Commission Member Gilmore asked if the property actually had the proper access to be developed for commercial uses. Mr. Opiela did not have that answer; however, stated that it did have highway frontage along State Highway 121 (Sam Rayburn Tollway).

Chairman Franklin felt that the two corners shown on the general development plans attached to the Staff report were the best locations for commercial development on the property.

Commission Member Stevens felt that Staff and the applicant needed to work together some more on this request. Mr. Sanchez stated that he was willing to work with Staff and briefly discussed what he felt was appropriate for the development. Mr. Quint stated that Staff was always willing to work with the applicants. He briefly discussed what he felt was appropriate for the development on this property.

A motion by Vice-Chairman Hilton to deny the request failed for lack of a second.

Commission Member Gilmore stated that he liked the proposed multi-family use on the property due to the lack of access from State Highway 121 (Sam Rayburn Tollway).

Commission Member Zepp stated that he would prefer not to convert about five acres from commercial and office uses to multi-family uses. Mr. Sanchez stated that they would be willing to table the current request and redraw the site plan to show more commercial uses along the frontage road.

On a motion by Commission Member Gilmore, seconded by Commission Member Stevens, the Commission voted to table the proposed site plan request indefinitely, with a vote of 6-1-0. Vice-Chairman Hilton voted against the motion.