



**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Barnett Signs, Inc., on Behalf of WinCo Foods, for Approval of a Request to Rezone Fewer than 12 Acres from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Freestanding Signage Requirements, Located on the Southwest Corner of Waddill Street and U.S. Highway 380 (University Drive), and Accompanying Ordinance

**MEETING DATE:** July 16, 2013

**DEPARTMENT:** Planning

**CONTACT:** Brandon Opiela, Planning Manager  
Leo Bethge, Planner I

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:
  1. The subject property shall develop according to “PD” - Planned Development District Ordinance No. 2013-02-011, except as follows:
    - a. Freestanding monument signage shall be allowed only in the locations shown on the attached Zoning Exhibit “B”.
    - b. Freestanding monument signage shall conform to the elevations and dimensions shown on the attached Zoning Exhibits “C” and “D”.

**ITEM SUMMARY:**

- The applicant is requesting to rezone the property to modify the free standing monument signage requirements for the subject property, approximately 11.82 acres. The applicant is proposing to reduce the total number of signs allowed on the site, reduce the allowable square footage for each sign, and increase the height of one of the proposed signs. The site plan for the future WinCo Foods store (12-224SP) on the subject property has been approved by Staff and the site will also include two smaller pad sites fronting U.S. Highway 380.
- Section 134 (Signs) of the McKinney Code of Ordinances allows properties developed within a planned development district to aggregate and/or redistribute signage on the site with regard to sign location, types, and sizes, to be reviewed and approved as a part of the overall development plan.

**BACKGROUND INFORMATION:**

- See attached Planning and Zoning Commission Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On June 25, 2013 the Planning & Zoning Commission voted 7-0 to recommend approval of the rezoning request as recommended by Staff.