

11-055Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Reins Investment, Ltd., for Approval of a Request to Rezone Approximately 129.23 Acres from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the East and West Sides of Ridge Road and Approximately 1,600 Feet North of Virginia Parkway.

Ms. Abra Nusser, Planner for the City of McKinney, explained the proposed rezoning request. She explained that there had been a typographic error on the staff report. Ms. Nusser stated that the minimum front yard should be 20 feet, instead of the 25 feet initially listed. She stated that Staff recommends approval of the proposed rezoning request as conditioned in the modified staff report.

Mr. Bill Anderson, Dowdey, Anderson & Associates, Inc., 5225 Village Creek Drive, Suite # 200, Plano, TX 75093, stated that he concurred with Staff's recommendations.

Commission Member Bush asked the applicant where the Reins' house is located. Mr. Anderson explained that it is on the east side of Ridge Road and pointed it out for the Commission.

Commission Member Bush asked if the applicant intended to tear the house down. Mr. Anderson stated that the Reins' still own that property. He stated that they intend to develop the property on the west side of Ridge Road and he was not sure if Mr. Reins intends on moving.

Chairperson Clark opened the public hearing and called for comments.

Ms. Vanessa Green, 612 Castlewood Drive, McKinney, TX 75071, asked if there are proposed streets planned to connect the Cambridge neighborhood to the east of this proposed development to this development. Mr. Quint stated that based on the proposed land plan that there is no proposed connection point, although right-of-way is provided to the east.

Mr. Kyle Story, 708 Mayberry, McKinney, TX 75071, asked about the caliber of homes planned to be built in this neighborhood. He also asked about a 20 to 30-foot common area between his neighborhood to the west of the property and this proposed development. Mr. Quint stated that the 30-foot common area is still included in this proposed rezoning request. Mr. Anderson stated that they had spoken to various builders. He stated that they enhanced the entry into the proposed development to make it a grand entrance. Mr. Anderson stated that the price point will probably start in the \$300,000 to 600,000 range.

On a motion by Commission Member Radke, seconded by Commission Member Bush, the Commission voted 6-0 to close the public hearing and recommend approval of the proposed rezoning request as conditioned in the modified staff report.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 7, 2011.