

**Planning and Zoning Commission Meeting Minutes of June 24, 2014:**

**14-137Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Emerald Cottages of Stonebridge, Ltd., on Behalf of Fourteenth Street, L.P., for Approval of a Request to Rezone Fewer than 8 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and Allow Senior Multi-Family Residential Uses, Located Approximately 900 Feet North of Eldorado Parkway and on the East Side of Alma Road**

Ms. Samantha Pickett, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends denial of the proposed rezoning request due to non-conformance with the Comprehensive Plan and the City's Multi-Family Policy.

Mr. Rob Baldwin, Baldwin Associates, 3904 Elm St., Dallas, TX, explained the proposed rezoning request.

Commission Member Stevens asked about the proposed parking for each unit. Mr. Baldwin stated that each unit would have a two-car garage and available parking located in front of each unit as well.

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

Commission Member Thompson asked for clarification on why Staff was recommending denial of the request. Ms. Pickett explained that Staff felt the proposed rezoning request would be eroding the non-residential tax base by rezoning the property from an office use to a residential use, was against the

Multi-family Policy regulation of having no more than 10% multi-family uses in each sector, and did not feel that the proposed special ordinance provision would qualify as exceptional or innovative.

Vice-Chairman Bush asked why the proposed use for the property was considered multi-family. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that having three or more units on one lot was considered multi-family. He stated that the applicant was marketing the property as senior multi-family living.

Commission Member McReynolds, Vice-Chairman Bush, Commission Member Thompson, Commission Member Stevens, and Commission Member Thompson stated that they were in favor of the proposed rezoning of the property.

On a motion by Commission Member Thompson, seconded by Vice-Chairman Bush, the Commission voted unanimously to recommend approval of the proposed rezoning request as requested by the applicant, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 15, 2014.