

Planning and Zoning Commission Meeting Minutes of March 24, 2015:

14-190Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request to Zone a Portion of the Subject Property to "SF5" - Single Family Residential District; and Rezone a Portion of the Subject Property from "AG" - Agricultural District and "CC" Corridor Commercial Overlay District to "SF5" - Single Family Residential District, "C2" - Local Commercial District and "CC" Corridor Commercial Overlay District, Located Approximately 1,110 Feet East of Future Ridge Road and on the North Side of U.S. Highway 380 (University Drive)

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed zoning/rezoning request. She stated that the applicant was requesting to zone/rezone the property for single family residential and commercial uses. Ms. Pickett stated that the associated annexation case will have its third and final public hearing at the April 7th City Council meeting. She stated that Staff recommends approval of the proposed zoning/rezoning request.

Chairman Franklin asked if the applicant was responsible for extending Ridge Road to U.S. Highway 380 (University Drive) as shown on the exhibit included in the Staff report. Mr. Michael Quint, Director of Planning for the City of McKinney, explained that public improvements were triggered during the platting process. He felt the applicant would be responsible for constructing Ridge Road generally along the western boundary line, and also Wilmeth Road along the northern boundary line of the property. Mr. Quint stated that the applicant would not be obligated to make the off-site connection of Ridge Road to U.S. Highway 380 (University Drive) as part of this development.

Chairman Franklin asked who would be responsible for developing that section of Ridge Road. Mr. Quint explained that the property owners located next to that section of Ridge Road would be responsible when they develop the property. He stated that if

that property had not developed yet and there was a need for Ridge Road to be extended to U.S. Highway 380 (University Drive), then the City of McKinney would likely shoulder the cost of building it.

Alternate Commission Member McCall asked if the applicant planned to build residential uses along U.S. Highway 380 (University Drive). Mr. Quint stated that residential uses would be allowed on the property along U.S. Highway 380 (University Drive); however, he felt that the topographical contours on the site would prohibit the building of residential uses there.

Commission Member Stevens asked about the property fronting U.S. Highway 380 (University Drive). Mr. Quint briefly explained the proposed zoning/rezoning request. He stated that there could be two or more developers on the property for the residential and non-residential uses.

Mr. Jerry Sylo, JBI Partners, 16301 Quorum Drive, Addison, TX, explained the proposed zoning/rezoning request. He stated that they had been working on this project for three to four years. Mr. Sylo stated that they had worked with various potential developers over the years for the property. He stated that the property had a great perimeter with trees and lakes. Mr. Sylo felt it would have a great entrance off of U.S. Highway 380 (University Drive). He stated that they were excited about the proposed project and felt it would be a great development for McKinney.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Stevens, seconded by Alternate Commission Member McCall, the Commission voted unanimously to close the public hearing and recommend approval of the zoning/rezoning request as recommended by Staff, with a vote of 5-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 7, 2015.