

12-053Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Levi A. Wild of Sanchez and Associates, on Behalf of J. Martin Sanchez of S.P. 2 301 E. Virginia, LLC, for Approval to Rezone Approximately 0.57 Acres from "BG" - General Business District to "PD" - Planned Development District, Generally to Modify Development Standards, Located on the Northeast Corner of Virginia Street and Chestnut Street.

Mr. Arrie Mitchell, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report.

Mr. Levi Wild, Sanchez and Associates, 220 E. Virginia St., McKinney, TX, stated that he concurred with the staff report.

Commission Member Franklin asked if the proposed project is consistent with the vision of the downtown area. Mr. Wild stated that he felt it was consistent and explained the proposed project.

Chairman Clark asked when the applicant might decide on how many stories the building will be when completed. Mr. Wild stated that they will need to secure the restaurant/retail uses first and then determine the demand for multi-family uses.

Chairman Clark asked if there would be enough parking available for both uses. Mr. Wild said yes.

Commission Member Bush asked if this property was identified about a year ago as a potential location for a parking garage. Mr. Wild stated that he believed so. Chairman Clark asked if the plans for a parking garage were

moving forward. Mr. Kevin Spath, Assistant Director of Planning for the City of McKinney, stated that he was not aware of the City moving forward on building a public parking garage on this site.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Kochalka, seconded by Commission Member Franklin, to close the public hearing and recommend approval of the rezoning request as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 17, 2012.