

## PLANNING AND ZONING COMMISSION

MAY 27, 2014

**14-076Z3 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Paul Lehner & Virginia R. Lehner, for Approval of a Request to Rezone Fewer than 102 Acres from "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Establish Development Regulations that Allow for the Development of Neighborhood Center, Multi-Family, Single Family Attached and Detached Residential Uses, and Civic Uses, Located on the Southeast Corner of Stacy Road and Alma Road**

Mr. Steven Duong, Planner for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. He stated that Staff would re-notice for an upcoming public hearing.

Chairman Franklin opened the public hearing and called for comments.

Vice-Chairman Bush stated that he was in support of having zoning signs posted on properties to help keep surrounding property owners knowledgeable that changes were being proposed. Chairman Franklin and Commission Member Thompson agreed.

Commission Member Stevens questioned why the masonry wall was not required around the south side of the proposed development to block the view from the townhomes. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the Zoning Ordinance does not require a masonry wall when the properties were separated by a dividing street. Chairman Franklin stated that the Planning and Zoning Commission could request a masonry wall added to that section on the property.

On a motion by Commission Member Thompson, seconded by Commission Member Osuna, the Commission voted to close the public hearing and table the proposed zoning request indefinitely as recommended by Staff, with a vote of 7-0-0.

Chairman Franklin stated that Staff would re-notice for the upcoming public hearing on this item.