

Planning and Zoning Commission Meeting Minutes of October 9, 2012:

12-146Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Approximately 9.48 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the East Side of McKinney Ranch Parkway and at the Terminus of Silverado Trail.

Mr. Brandon Opiela, Planning Manager 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 listed in the staff report.

Commission Member Franklin asked if all of the enclosed parking would be tuck-under parking garages. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that he believed that the units would have tuck-under parking garages and suggested that the applicant address this question.

Mr. Levi Wild, Sanchez and Associates, Inc., 220 E. Virginia St., McKinney, TX, concurred with the staff report. He stated that they plan to build tuck-under parking garages and no detached parking pods.

Commission Member Franklin asked if the project was consistent with surrounding development. Mr. Wild said yes.

Chairman Clark opened the public hearing and called for comments. There were 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 November 6, 2012.