

Planning and Zoning Commission Meeting Minutes of March 28, 2017:

16-372Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally for Multi-Family and Commercial Uses, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Alma Road

Mr. Brian Lockley, Director of Planning for the City of McKinney, explained the proposed rezoning request. He stated that the applicant was requesting to rezoning the subject property to allow it to develop with multi-family uses. Mr. Lockley stated that the site was approximately 22.94 acres. He stated that a Proposed Zoning Exhibit was included in the Staff Report that showed the subject property divided into two tracks of land with different uses on each tract. Mr. Lockley stated that the track of land closest to State Highway 121 (Sam Rayburn Tollway) was being requested to be rezoned to a "PD" – Planned Development District with a base zoning of "C-3" – Regional Commercial District, so they could develop this tract for commercial uses as the City envisions along State Highway 121 (Sam Rayburn Tollway). He stated that the other track on the northern side of the subject property would develop with multi-family uses. Mr. Lockley stated that the development standards were consistent with the Parkside at Craig Ranch development, in order to facilitate multi-family uses on the northern tract and commercial uses on the southern tract. Mr. Lockley stated that the development standards call for more of a suburban type development. He stated that the entire property would be rezoned to a "PD" – Planned Development District with a base zoning of "C-3" – Regional

Commercial District. Mr. Lockley stated that the proposed “PD” – Planned Development District had multi-family as a permitted use, which would allow the northern tract to develop similarly to the Parkside at Craig Ranch development. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the proposed rezoning request. He stated that the approximately 23 acres at the corner of Alma and State Highway 121 (Sam Rayburn Tollway) was immediately east of the McKinney Corporate Center. Mr. Roeder stated that one of the goals of trying to attract corporate users was that they need various live, work, and play opportunities in this area. He stated that the base zoning for the whole subject property would be “C-3” - Regional Commercial District, which is the highest commercial zone. Mr. Roeder stated that they possibly might develop some restaurants, an office building, and some retail on the southern tract of property. He stated that they see this as a tract that supports the McKinney Corporate Center. Mr. Roeder stated that the McKinney Corporate Center would also support the proposed development. He stated that offices typically have a lot of people there during the day; however, there was generally nobody there at night. Mr. Roeder stated that if you want to have a vibrant entertainment area then you need bodies there at night. He stated that they were fortunate that the Columbus development nearby to help address this issue. Mr. Roeder stated that 23 acres would be too much property to develop for these type of commercial uses. He stated that there were further limitation on the northern tract with the proposed multi-family uses. Mr. Roeder stated that they could not have more than 6 ½ acres on

the northern tract as multi-family. He stated that they would have a minimum density of 50 units per acre and would have structure parking as a requirement for the multi-family development. Mr. Roeder pointed out the nearby open space area that has a lake located just west of the subject property. He stated that the Homeowner's Association (HOA) plans to build a pavilion there. Mr. Roeder stated that the Homeowner's Association (HOA) at Craig Ranch was doing a lot of beef up the open space to make it a usable park space, which would complement restaurants and the other proposed uses on the southern tract of property. He stated that it would be in keeping with the urban character of the whole property. Mr. Roeder requested a favorable recommendation and offered to answer questions. There were none.

Vice-Chairman Zepp opened the public hearing and called for comments. There being none, on a motion by Commission Member Mantzey, seconded by Commission Member Smith, the Commission voted to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 6-1-0. Commission Member Kuykendall voted against the motion.

Vice-Chairman Zepp stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 18, 2017.