

Planning and Zoning Commission Meeting Minutes of June 10, 2014:

14-118Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Spiars Engineering, Inc., on Behalf of Ysis Partners, L.P., for Approval of a Request to Rezone Fewer than 17 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Bloomdale Road and on the West Side of Lake Forest Drive

Ms. Samantha Pickett, Planner for the City of McKinney, stated that a revised Staff report and revised zoning exhibit were distributed to the Commission Members prior to the meeting. She explained the proposed rezoning request. Ms. Pickett stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance with the Comprehensive Plan.

Commission Member Gilmore asked why the City of McKinney Engineering Department's comments were not included in the revised Staff report. Ms. Pickett stated that removing the lot layout in the revised zoning exhibit addressed those comments.

Vice-Chairman Bush asked if Staff's objection to the request had to do with the number of dwelling units proposed per acre on the site. Ms. Pickett stated that Staff recommended denial because of the proposed density on the property and changing the use from non-residential to residential which affects the City's tax base.

Mr. Steve Lenart, Lenart Development Company, 520 Central Parkway E, Plano, TX, discussed the proposed rezoning request and showed a presentation. He stated that they were working with Engineering Staff to address some of their concerns for the site. Mr. Lenart stated that the current property owners had no success marketing the

property as a commercial use for the past seven to eight years. He felt the proposed development would be successful on the site.

Chairman Franklin opened the public hearing and called for comments.

Mr. Philip Scherer, 5108 Grovewood Dr., McKinney, TX, was in favor of the proposed rezoning request and felt it would enhance his property value.

On a motion by Commission Member Thompson, seconded by Commission Member Stevens, the Commission voted unanimously to close the public hearing, with a vote of 6-0-0.

Commission Member Thompson asked for clarification on why Staff recommended denial of the proposed rezoning request. Ms. Pickett explained that Staff recommended denial of the request because of the proposed density on the site and reduction in the commercial tax base with the proposed rezoning request.

Chairman Franklin felt that the surrounding neighbors would be against having straight commercial uses on the property. He also felt that the property was too large for a "BN" – Neighborhood Business district zoning.

Chairman Franklin and Commission Member Thompson were in favor of the proposed rezoning of the property.

Commission Member Stevens had questions regarding the Fiscal Analysis for the site. He felt the proposed residential development would bring in more taxes for the City than if the property sat vacant being zoned for a commercial use. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that he was not in favor of the current Fiscal Analysis format and that Staff was looking into having it revised. He stated that building residential developments costs the City money and that was why

commercial development was so important for the City to help offset these expenses. Mr. Quint stated that City Council stated that they preferred to see a 60% residential to 40% non-residential tax base split.

Vice-Chairman Bush felt that when residential developments were built, then commercial developments would soon follow to address their needs.

On a motion by Vice-Chairman Bush, seconded by Commission Member Thompson, the Commission voted to recommend approval of the proposed rezoning request as conditioned in the Staff report, with a vote of 4-2-0. Board Members Hilton and Gilmore voted against the motion.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 17, 2014.