

Planning and Zoning Commission Meeting Minutes of April 9, 2013:

13-030Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of D.R. Horton - Texas, Ltd., for Approval of a Request to Zone Fewer than 4 Acres to "PD" - Planned Development District, to Allow for Single Family Residential Uses, Located Approximately 2,200 Feet West of Independence Parkway and Approximately 2,300 Feet South of Virginia Parkway

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed zoning request. She stated that Staff was unable to support a density of 4.67 dwelling units per acre, since it exceeds the maximum allowed per the Comprehensive Plan. Ms. Gleinser stated that Staff recommends approval of the proposed zoning request with the special ordinance provisions listed in the staff report.

Mr. Jerry Sylo, JBI Partners, 16301 Quorum Drive, Suite 200 B, Addison, TX, explained the proposed zoning request. He stated that their development would be compatible with the surrounding zoning and would not have a negative impact on the on the water, sewer, or street systems. Mr. Sylo concurred with the staff report, with the exception that they requested that the density be 4.67 dwelling units per acre.

Chairman Clark asked Mr. Brandon Opiela, Planning Manager for the City of McKinney, if Staff requests that the density be 3.2 dwelling units per acre for this development. Mr. Opiela explained that Staff recommends the requirements of the Comprehensive Plan be followed for this zoning.

Chairman Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Bush, seconded by Vice-Chairman Franklin, the Commission voted unanimously to close the public hearing and recommend approval of the zoning request as requested by the applicant with the density being 4.67 dwelling units per acre, with a vote of 5-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 16, 2013.