

**Planning and Zoning Commission Meeting Minutes of May 14, 2013:**

**13-080Z      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 Rezone Fewer than 4 Acres from "PD" - Planned Development District to "PD" - Planned Development District, to Allow for Single Family Residential Uses, Located Approximately 2,200 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 rezoning request. She stated that Staff recommends denial of the proposed rezoning request due to lack of conformance with the density requirements of the Comprehensive Plan.

Mr. Jerry Sylo, JBI Partners, 16301 Quorum, Suite # 200B, Addison, TX, explained the proposed rezoning request. He stated that the proposed development would have 14 lots. Mr. Sylo stated that they are requesting a maximum density of 4.67 dwelling units per acre. He discussed the surrounding zoning and the density of those properties. Mr. Sylo stated that he believes this request is very compatible with the surrounding properties. He mentioned that the Commission Members had recommended approval of the proposed rezoning at the April 9, 2013 Planning and Zoning Commission meeting and asked for a favorable recommendation again.

Chairman Clark asked Staff if City Council had denied the request when it was presented to them. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that City Council had approved the rezoning request as recommended by Staff. He felt that Staff had not given all of the needed information to City Council for them to make an informed decision about the request. Mr. Quint explained that the applicant

requested to have the rezoning request brought back before the Planning and Zoning Commission and City Council with this additional information.

Chairman Clark asked Staff why they recommended denial of this request. Mr. Quint stated that this request did not meet the Comprehensive Plan's density requirements. He stated that Staff recognizes that the request is consistent with the surrounding developments.

Chairperson 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, with a vote of 5-0-0, to close the public hearing and to recommend approval of the rezoning request as recommended by the applicant with a maximum density of 4.67 dwelling units per acre.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 21, 2013.