

## **Planning and Zoning Commission Meeting Minutes of January 8, 2013:**

Vice-Chairman Franklin stepped down during the consideration of the Consent Items, due to a possible conflict of interest.

**12-229Z     Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Independent School District, for Approval of a Request to Rezone Less than 14 Acres from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Modify the Development Standards for Single Family Residential Uses, Located Approximately 300 Feet East of Hardin Boulevard and on the South of White Avenue**

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.

The owner did not wish to make a comment.

Chairman Clark opened the public hearing and called for comments.

The following three citizens spoke regarding the proposed rezoning request. These citizens had concerns about traffic on Bois D'Arc Road, the number of proposed houses in the new development, and developing near a floodplain.

- Mr. Wendell McFarlin, 3615 Bois D'Arc Road, McKinney, TX
- Mr. Lloyd Hoelting, 3617 Bois D'Arc Road, McKinney, TX
- Ms. Kimberly Jackson, 2601 Creekview Court, McKinney, TX

Mr. Jon David Cross, Cross Engineering, 131 S. Tennessee Street, McKinney, TX, stated that he was the applicant on this case. Chairman Clark apologized for missing him earlier. Mr. Cross explained the proposed rezoning request and commented on some of the residents' concerns mentioned. He explained that the "RS-45" – Single Family Residence District zoning allows 8 units per acre; however, they had requested 3.7 units per acre. Mr. Cross stated that they have planned open spaces, walking trails, and for larger lot sizes than the minimum lot size required by zoning. He stated that Bois D'Arc Road is currently a 24' wide road. Mr. Cross stated that they have worked with the City of McKinney and have agreed to improve Bois D'Arc Road to a 31' wide road along their property line to the bridge nearby. Mr. Cross discussed the trees along the property line which they intent to keep. He stated that they had taken the floodplain area into account when planning the development.

Commission Member Thompson asked if an access point on White Avenue had been considered to help with the Bois D'Arc Road traffic concerns. Mr. Opiela stated that Staff shared some of these same traffic concerns. He stated that there are number of variables that can determine where the drive location could be located. Mr. Opiela stated that Staff feels that the current configuration is the better choice. Commission Member Thompson questioned how many feet were between the proposed access point to White Avenue. Mr. Opiela thought it was about 120'.

Chairman Clark stated that a traffic light or stop signs might be a solution to the traffic concern. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that Staff would continue to monitor the intersection.

Commission Member Gilmore asked how many lots are proposed in the development. Mr. Cross stated that the maximum is 48 lots.

Ms. Teresa Hargett, 3606 Creekview Court, McKinney, TX, had traffic concerns on Bois D'Arc Road. She asked how the age of residents in the development would be monitored to verify that they were following the age restrictions. Mr. Quint stated that the zoning and deed restrictions could set the age restrictions on the properties. He stated that there are checks and balances to verify that they are following the restrictions.

Ms. Carol McFarlin, 3615 Bois D'Arc Road, McKinney, TX, had traffic concerns on Bois D'Arc Road. She asked if there would be sidewalks. Mr. Opiela stated that there would be sidewalks built along Bois D'Arc Road as part of the improvements for the site; however, the sidewalk would stop at the end of the development.

On a motion by Commission Member Bush, seconded by Commission Member Gilmore, the Commission voted to close the public hearing with a vote of 5-0-1. Vice-Chairman Franklin abstained.

On a motion by Commission Member Bush, seconded by Commission Member Gilmore, the Commission voted to recommend approval of the rezoning request as recommended by Staff with a vote of 5-0-1. Vice-Chairman Franklin abstained.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 5, 2013.

Vice-Chairman Franklin returned to the meeting.