

10-064Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of Blue Star Land, L.P. and 206 McKinney L.L.C., for Approval of a Request to Zone Approximately 238.92 Acres, Planning Area 17, to “PD” – Planned Development District, Generally for Single Family Residential, Retail, Elementary School, and Open Space Uses, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Coit Road.

Ms. Abra Nusser, Planner for the City of McKinney, gave the staff report and stated that the applicant is requesting to zone approximately 239 acres to a planned development district for Planning Area 17. She stated that the subject property is not currently within the city limits, but the applicant has submitted an associated annexation request that will be considered by City Council. Ms. Nusser stated that Staff recommends approval of the proposed zoning request with the special ordinance provisions listed in the staff report. Mr. Peter J. Petsche, 2600 Eldorado Parkway, McKinney, Texas, stated he is in agreement with Staff's comments and was available for questions. Chairperson Clark opened the public hearing and called for comments. Mr. Tom Gramly, 16485 Redwood Circle, McKinney, Texas, spoke in favor of the proposed zoning request. Mr. Brad Mitchell, spoke in opposition of the proposed zoning request and stated he had concerns about proposed lot sizes being smaller and high traffic, but he also stated that he was in favor of the proposed uses. Commission Member Lingenfelter asked about screening on U.S. Highway 380. Ms. Nusser stated that the applicant will be providing screening in accordance with the Subdivision Ordinance and Stonebridge Ranch and that there is also open space

designated along U.S. Highway 380 which will provide some buffering. On a motion by Commission Member Thompson, seconded by Commission Member Lingenfelter, the Commission voted 6-0 to close the public hearing and approve the proposed zoning request with the special ordinance provisions listed in the staff report. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 7, 2010.