

Planning and Zoning Commission Meeting Minutes of October 14, 2014:

13-195Z6 Conduct a Public Hearing to Consider/Discuss/Act on a Rezone Fewer than 13 Acres from "PD" - Planned Development District to "PD" - Planned Development District, to Allow for Townhome Uses and to Modify the Development Standards, Located Approximately 600 Feet South of Virginia Parkway and on the East Side of Hardin Boulevard

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request, gave a brief history of the revisions submitted on the request, and discussed some of Staff's concerns. She stated that additional letters of support were distributed to the Commission prior to the meeting. Ms. Pickett stated that Staff recommends denial of the proposed rezoning request due to lack of conformance with the City Council's goal of preserving and developing the non-residential tax base; however, she also stated that it was Staff's professional opinion that the townhome use could be an appropriate transition between the future commercial uses to the north and the existing single family residential development to the south.

Commission Member Gilmore asked if the property was in the 100-year floodplain. Ms. Pickett stated that the applicant was working on a floodplain study and suggested that they answer the question.

Mr. Adam Buczek, Skorburg Company, 8214 Westchester, Suite # 170, Dallas, TX, discussed the proposed rezoning request and showed a PowerPoint presentation. He briefly discussed the floodplain study that was recently completed. Mr. Buczek stated that they held three public meetings with the surrounding neighbors to discuss the project.

Chairman Franklin asked Mr. Buczek if he was comfortable with Staff's recommendations. Mr. Buczek said yes.

Vice-Chairman Hilton thanked the applicant for the time they spent working with City Council, Planning and Zoning Commission, and City Staff on this request.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Hilton, seconded by Commission Member McReynolds, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 4, 2014.