

Planning and Zoning Commission Meeting Minutes of January 8, 2019:

18-0019SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision (Paradiso Valle), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road. Mr. David Soto, Planner I for the City of McKinney, explained the proposed specific use permit request (SUP). He stated that the applicant is requesting approval of a SUP to allow for a private street subdivision, known as Paradiso Valle. Mr. Soto stated that the subject property is located off of Ridge Road and mid-block of Virginia Parkway and U.S. Highway 380 (University Drive). He stated that a private street subdivision is one in which the public improvements (streets and utilities) are privately maintained by the Homeowners' Association for the subdivision and are not accepted as public improvements by the City. Mr. Soto stated that the proposed private street development will develop in accordance with the exhibits included in the Staff Report and will include 46 single family residential lots and two common areas. He stated that the applicant has proposed two entrances into the development with a controlled access gate. Mr. Soto stated that Gray Branch Creek surrounded the subject property to the north, south, and east and abuts Stonebridge Road to the west. He stated that there is also a 10' hike and bike trail on the west side. Mr. Soto stated that the applicant has met all of the requirements and is in conformance with the ordinance. He stated that Staff recommends

approval of the SUP and offered to answer questions. Vice-Chairman Mantzey wanted to clarify that when a subdivision has a secured gate for the neighborhood to make the streets private then a SUP would be required. Mr. Soto said yes. Commission Member McCall asked if McKinney has other gated communities. Ms. Samantha Pickett, AICP, Planning Manager for the City of McKinney, stated that public City streets are not allowed to be gated, so any private street community would be gated. Staff and Alternate Commission Member Franklin gave examples of current communities with private streets in McKinney. Mr. Matthew Duenwald, 13455 Noel Road, Dallas, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Alternate Commission Member Franklin, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the Specific Use Permit as recommended by Staff.