

**Planning and Zoning Commission Meeting Minutes of October 10, 2017:**

**17-196SP Consider/Discuss/Act on Site Plan for a Multi-Family Residential Development, Located on the Southeast Corner of Rockhill Road and North Brook Drive**

Commission Member Kuykendall asked if this had come before City Council for consideration, since there had been several revised submittals listed in the Staff Report. Ms. Danielle Quintanilla, Planner I for the City of McKinney, stated that this was the first time that this item had been presented to a board. She stated that it must be approved by the Planning and Zoning Commission prior to being presented to City Council.

Commission Member Kuykendall asked for clarification on when a Specific Use Permit (SUP) was required for multi-family residential uses. Ms. Quintanilla stated that a Specific Use Permit (SUP) is sometimes required based on the base zoning district. She stated that in this case the base zoning district is "RG-18" - General Residence District and within a "PD" – Planned Development District. Ms. Quintanilla stated that multi-family residential uses were allowed by right within the "RG-18" – General Residence District.

Commission Member Kuykendall asked which zoning districts require a Specific Use Permit (SUP) for multi-family residential uses. Ms. Quintanilla stated that looking at the Schedule of Uses in the Zoning Ordinance, there are no districts that require a Specific Use Permit (SUP) for multi-family residential uses. She stated that you would only see a Specific Use Permit (SUP) for a multi-family residential use when it was written in a "PD" – Planned Development District ordinance.

Commission Member Cobbel asked if there was a zoning change associated with this request. Ms. Quintanilla stated that the applicant did initially come forward with a

zoning application to rezone the property to a “PD” – Planned Development District to modify some of the development standards and requirements within the ordinance. She stated that they had since withdrawn the application and moved forward with the proposed site plan request. Ms. Quintanilla stated that the site plan met all of the requirements in the ordinance.

Commission Member Smith asked to clarify that Staff stated that the only time the Planning and Zoning Commission would see a Specific Use Permit (SUP) for multi-family residential uses would be when it was specifically called for in the “PD” – Planned Development District. Ms. Quintanilla stated that was correct as the Schedule of Uses in the Zoning Ordinance stands right now. She stated that multi-family residential uses were either permitted by right or not permitted at all.

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Zepp, the Commission unanimously voted to recommend approval of the proposed site plan as conditioned in the Staff Report, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 17, 2017.