

Planning and Zoning Commission Meeting Minutes of May 26, 2015:

Chairman Franklin stepped down on the following item # 15-060Z3 due to a possible conflict of interest.

Vice-Chairman Hilton continued the meeting.

15-060Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Development Standards, Generally Located at the Northern Terminus of Tremont Boulevard and Along the Northern Side of Darrow Drive

Mr. Aaron Bloxham, Planner for the City of McKinney, explained the proposed rezoning request and gave a brief history of the property. He stated that Staff distributed a letter of opposition to the Planning and Zoning Commission prior to the meeting. Mr. Bloxham stated that Staff recommends approval of the proposed rezoning request.

Mr. Ben Crenshaw, 116 Jasper Ave., Franklin, TN, explained the proposed rezoning request. He stated that they were requesting a minor modification to the previous pattern book that governed Phase IV of Tucker Hill. Mr. Crenshaw stated that they were working with Federal Emergency Management Agency (FEMA) regarding the floodplain remediation and that these plans had been approved by the City of McKinney. He offered to answer questions.

Commission Member Zepp asked where Phase III in the Tucker Hill development was located. Mr. Crenshaw stated that it was on the lower left side of the Proposed Illustrative Land Use Plan that was included in the Staff report. He also pointed it out on the overhead display.

Vice-Chairman Hilton opened the public hearing and called for comments.

Mr. John Cisar, 7309 Darrow Dr., McKinney, TX, spoke in opposition to the request. He stated that he lived across the street from the Phase IV development. Mr. Cisar stated that Tucker Hill was a unique development within McKinney and he hoped it stayed that way. He expressed concerns regarding the proposed smaller lot sizes and smaller square footage of the houses. Mr. Cisar expressed concerns regarding the floodplain remediation and how it might affect his property. He stated that a professional looked at the floodplain plans with him and that they had concerns about the proposed plan. Mr. Cisar stated that the City of McKinney and Darling Homes had addressed some previous drainage issues, which Southern Land Company had refused to address. He stated that they paid \$15,000 extra for their lot to be by the greenbelt area. Mr. Cisar expressed concerns regarding the greenbelt area in the development shrinking in size and not being detailed in the pattern book. He stated that he would like to see the greenbelt be 100 yards across. Mr. Cisar questioned why the community center and other amenities had not been developed yet. He stated that he would like to see an increase in T3 and T4 size lots in this development. The letter of opposition that was distributed prior to the meeting was from Mr. Cisar.

On a motion by Commission Member Stevens, seconded by Commission Member Zepp, the Commission voted to close the public hearing, with a vote of 6-0-1. Chairman Franklin abstained.

Commission Member Stevens asked if the original plans showed more parkland dedication. Mr. Brandon Opiela, Planning Manager for the City of McKinney, felt that the general regulating plan showed the open space area to be very similar to what had

been previously approved. He stated that there was some reshaping of the outside open space that the City of McKinney Parks Department had approved. Mr. Opiela stated that there was a facilities agreement in place for this open space area and it met the current development agreement. Mr. Crenshaw stated that the proposed open space was very consistent with the previous plans that had been approved. He stated that the width of the open space had not changed.

Commission Member Stevens asked if this was the last phase of Tucker Hill to be developed. Mr. Crenshaw stated that there was approximately 25 to 30 acres that could be developed by the Prosper Independent School District for a new school or this property could be developed for future residential properties in Tucker Hill. Commission Member Stevens asked if Southern Land Company owned this property. Mr. Crenshaw said yes.

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

Vice-Chairman Hilton stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 16, 2015.

Chairman Franklin returned to the meeting.