

Planning and Zoning Commission Meeting Minutes of November 11, 2014:

Chairman Rich Franklin stepped down on the consideration of the following item, due to a possible conflict of interest.

14-294Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone from "AG" - Agricultural District to "PD" - Planned Development District, Generally for Single Family Residential Detached Uses, Located Approximately 1,400 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Bois D'Arc Road

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request and Staff's concerns. She stated that Staff recommended denial of the proposed rezoning request.

Commission Member Gilmore asked what had been revised since it was last presented to the Planning and Zoning Commission. Ms. Pickett stated that the base district had been modified and the lot count had been reduced. Mr. Quint, Director of Planning for the City of McKinney, stated that the previous request had been denied by City Council. He stated that this was a new request had been modified slightly from the previous request.

Mr. Don Plunk, 14001 Dallas Pkwy., Dallas, TX, explained the proposed rezoning request and explained the amendments to the previous request. He gave a brief history on the property and surrounding properties.

Commission Member Zepp asked for the density that Staff recommended for the property. Ms. Pickett stated Staff recommended a density of 3.2 dwelling units per acre, allowing for 63 lots, or a density of 3.4 dwelling units per acre (when meeting Design for Density criteria), yielding 67 lots.

Commission Member Zepp asked the applicant if there was an architectural reason why they could not have larger size lots on the property. Mr. Plunk did not feel the current market would allow for larger lot sizes with the product planned for the development.

Commission Member McReynolds asked for the approximate proposed lot sizes. Mr. Plunk stated that the average lot size was 7,250 square feet. He stated that the smallest lot size was about 6,000 square feet.

Vice-Chairman Hilton opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Commission Member McReynolds, the Commission voted to close the public hearing, with a vote of 6-0-1. Chairman Franklin abstained.

Commission Member Gilmore asked if City Council denied the previous request due to the proposed density. Mr. Quint stated that he believed the previous request was denied by City Council primarily due to the proposed density on the property. He stated that Council also had concerns regarding the proposed architectural standards not allowing for the level of quality they preferred.

Commission Member Stevens stated that he did not feel that the proposed property could be developed as office or commercial uses within the next 20 years. He stated that the McKinney Independent School District (MISD) plans to build a bus barn to the north of this property. Commission Member Stevens did not feel that a development with larger lots for more money would be feasible on this property. He stated that he was in favor of the proposed rezoning request. Commission Member McReynolds agreed with Commission Member Stevens.

Commission Member Zepp expressed concerns regarding the proposed density. Commission Member McReynolds felt the applicant had made some adjustments to the density with this request.

On a motion by Commission Member Stevens, seconded by Commission Member McReynolds, the Commission voted to recommend approval of the proposed rezoning request as presented, 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 December 2, 2014.

Chairman Franklin returned to the meeting.