

11-077Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of CLF Group I, for Approval of a Request to Rezone Approximately 23.00 Acres from "AG" - Agricultural District to "BG" - General Business District, Located on the Southeast Corner of Ridge Road and U.S. Highway 380 (University Drive).

Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed rezoning request. He stated that the subject property is currently unplatted. Mr. Satarino stated that the applicant has not indicated any proposed uses or development plans for the subject property. He stated that the Future Land Use Map (FLUP) designates the subject property for commercial uses. Mr. Satarino stated that the FLUP modules diagram designates the subject property as suburban mix within a significantly developed area. He stated that the properties adjacent to the subject property are mostly undeveloped and discussed the zoning on the surrounding properties. Mr. Satarino stated that Staff feels the proposed rezoning request is compatible with both the existing and potential adjacent land uses. Mr. Satarino stated that Staff recommends approval of the request to rezone as outlined in the Staff Report.

Mr. Jerry Sylo, AICP, JBI Partners, Inc., 16301 Quorum Drive, Addison, TX 75001, was in agreement with the staff report.

Chairperson Clark opened the public hearing and called for comments.

Mr. Bruce R. Lane, Jr., 1201 Gray Branch Road., McKinney, TX 75071, explained that he owns property to the south of the subject property. He stated that he did not have any issues with the proposed rezoning at this time.

On a motion by Vice-Chairman Tate, seconded by Commission Member Bush, the Commission voted unanimously to close the public hearing and recommend approval of the proposed rezoning request.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 19, 2011.