

04-411Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Haggard Enterprises, LTD, for Approval of a Request to Rezone Approximately 67.22 Acres from “AG” – Agricultural District to “PD” – Planned Development District, Generally for Residential and Commercial Uses, and Zone Approximately 67.22 Acres as “PD” – Planned Development District, Generally for Residential and Commercial Uses, Located on the Southeast Corner of FM 2478 (Custer Road) and FM 1461.

Ms. Brooks Wilson gave the staff report and stated that the applicant is requesting to rezone approximately 67.22 acres of land from “AG” – Agricultural District to “PD” – Planned Development District, generally for low density residential, medium density residential and retail/commercial uses. She stated that an additional 67.22 acres of land that is currently in McKinney’s extraterritorial jurisdiction (ETJ) is also requested to be zoned to “PD” – Planned Development District, generally for low density residential, medium density residential and retail/commercial uses. Ms. Wilson stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the staff report. Commission Member Lingenfelter stated that he was concerned about the increase in storm water run off due to the requested increase in the maximum lot coverage. Ms. Wilson stated that the Engineering Department stated that there this run off would be addressed with platting. Commission Member Tate asked how wide the proposed streets would be and asked if a fire truck would be able to go in. Ms. Wilson stated that the widths of the streets are going to be built to City of McKinney’s standards. Mr. Quint, Senior Planner for the City of

McKinney stated that at this point Staff is only addressing land uses and zoning for the subject property. Commission Member Feldt asked if the zoning request was compatible with the Wilmeth Road extension alternative. Ms. Wilson stated that the subject property is further north of Wilmeth Road and is not impacted by the proposed realignment. Commission Member Feldt asked if it was possible to set aside additional right of way in this particular application for potential needs at the intersection for grade separation. Mr. Quint stated that the applicant is not dealing with right-of-way at this point and that it will be dealt with at the time of platting. Mr. Quint stated when the applicant plats the property, the applicant will have to provide right-of-way dedications necessary to develop the property. Commission Member Feldt asked if it would be a problem if it would encroach the commercial zoning. Mr. Quint stated that the applicant would have to plan for that. Commission Member Feldt asked if there are any schools proposed for that area. He also asked if schools are allowed in that area. Ms. Wilson stated that schools are allowed in all residential districts. Ms. Ashley Frysinger, 12700 Park Central Drive, Dallas, Texas, stated that she was available for questions. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Commission Member Radke, the Commission voted 6-0 to close the public hearing and approve the proposed rezoning request with the special ordinance provisions listed in the staff report. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 21, 2010.