

Planning and Zoning Commission Meeting Minutes of January 28, 2014:

13-164Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates. L.L.C., on Behalf of Prime Income Management, for Approval of a Request to Rezone Fewer than 70 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Tract 1 is Located on the Southwest Corner of McKinney Ranch Parkway and Ridge Road, Tract 2 is Located on the Northwest Corner of McKinney Ranch Parkway and Stacy Road, Tract 3 is Located on the Northeast Corner of McKinney Ranch Parkway and Stacy Road and Tract 4 is Located on the Southeast Corner of McKinney Ranch Parkway and Ridge Road

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request with the special ordinance provision listed in the staff report.

Mr. Levi Wild, Sanchez and Associates, 402 N. Tennessee St., McKinney, TX, explained the proposed rezoning request and gave a brief history of the development on the site.

Chairman Franklin asked how many multi-family units they plan to decrease by rezoning the property. Mr. Wild stated that it would be around 2,700 to 6,000 units.

Chairman Franklin asked if these multi-family developments were allowed under the current zoning on the property. Mr. Wild said yes.

Chairman Franklin asked to clarify that the applicant wanted to remove these multi-family units from the property with the proposed rezoning request. Mr. Wild said yes.

Chairman Franklin opened the public hearing and called for comments.

The following people spoke in opposition of the proposed rezoning request. These citizens wished to discuss the future plans for the property with the developer prior to a decision being made, questioned why all of the tracts were being rezoned together, and were in favor of reducing multi-family developments on the property.

- Mr. Brandon Hiner, 6212 Blackstone, McKinney, TX
- Mr. Rob Baker, 3913 Tablestone Dr., McKinney, TX
- Mr. Andrew Sokol, 4116 Plymouth Dr., McKinney, TX

Mr. Wild stated that there was not currently a buyer for the parcels of land. He explained that the landowner wanted to rezone the property to make it more marketable. Mr. Wild stated that he was willing to speak with the surrounding neighbors about the proposed rezoning request.

Mr. Michael Quint, Director of Planning for the City of McKinney, felt that the proposed rezoning request gave a lot more certainty of what could be developed on the property versus what the current zoning allowed on the property.

Commission Member Thompson asked if site plans, plats, etcetera would come before the Commission for review if the proposed rezoning request was approved. Mr. Quint explained that the site plan would be Staff approved as long

as they complied with the City's regulations and zoning on the property. He stated that there could be some plats that could come back before the Commission for review.

Chairman Franklin gave an example of the proposed rezoning request not being approved and a new multi-family development occurring that was allowed under the current zoning on the property.

Mr. Wild stated that they were trying to reduce the allowed uses on the property with the proposed rezoning request.

Commission Member Osuna asked if the applicant would be willing to table the request to allow them time to discuss the future plans for the property with the surrounding residents. Mr. Martin Sanchez, Sanchez and Associates, Inc., 402 N. Tennessee St., McKinney, TX, gave an example of how the property owner could change his mind on reducing the multi-family development on the property if someone offered him enough money and the proposed rezoning request was not approved.

Chairman Franklin asked about the various uses that were being proposed to be removed from the zoning on the property with the proposed rezoning request. Mr. Sanchez stated that they had worked with Staff to agree upon a list of uses that were not appropriate at the high-end retail locations and that they were recommending to remove these uses. Mr. Brandon Opiela, Planning Manager for the City of McKinney, read a list of allowed uses that would be removed if the proposed rezoning request was approved.

Chairman Franklin asked Mr. Wild if he was committed to meet with the surrounding residents prior to the City Council meeting on February 18, 2014.

Mr. Wild said yes.

On a motion by Commission Member Thompson, seconded by Commission Member Hilton, the Commission voted unanimously to recommend approval of the rezoning request as recommended by staff, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 18, 2014.