

11-140Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Rockbrook Development, L.L.C., for Approval of a Request to Rezone Approximately 0.16 Acres from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Tennessee Street and Walnut Street.

Mrs. Abra Nusser, 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 provisions listed in the staff report.

Commission Member George Bush asked about the sign examples in the staff report. Mrs. Nusser explained that the proposed property would have live/work units and discussed the applicable home occupation regulations. Commission Member George Bush asked if the units would have parking requirements like a normal business. Mrs. Nusser stated that there are a maximum number of cars allowed at one time per the home occupation regulations. She stated that there would be a one and a half car garage per unit and on-street parking would be available on Tennessee Street. Commission Member George Bush asked if the customers would then have to park in the street nearby. Mrs. Nusser stated yes.

Mr. Jason Rose, 2120 Cosmos Way, Argyle, TX, discussed the importance of McKinney's historic district. He stated that he wants to complement the district with the proposed development. Commission Member Rick Franklin asked about the proposed exterior finishing material. Mr. Rose stated that the front and sides would be masonry and the back would be

cementitious siding. He distributed pictures of a similar project that he completed in Lewisville, Texas. Mr. Rose stated that he had worked with Guy Giersch, Historic Preservation Officer for the City of McKinney, on some of the window and door designs and materials. He stated that he plans to preserve most of the trees on the property. Chairman Robert Clark asked how many square feet would be in each unit. Mr. Rose stated that there would be 1,300 square feet, plus a covered balcony and the garage.

Chairman Robert Clark opened the public hearing and called for comments. There were none, the Commission unanimously approved the motion by Commission Member George Bush, seconded by Commission Member Larry Thompson, to close the public hearing and recommend approval of the rezoning request as recommended by Staff.

Chairman Robert S. Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 6, 2011.