

## Minutes of the March 4, 2014 City Council Meeting

**14-011Z2** Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on the Request by McKinney Christian Academy, for Approval of a Request to Rezone Fewer than 60 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Bois D'Arc Road and Approximately 800 Feet West of Jordan Road, and Accompanying Ordinance. Director of Planning Michael Quint stated the applicant is McKinney Christian Academy that is requesting to rezone the property to allow two additional portable buildings. Currently, they have 11 portable buildings and 6 permanent buildings on site. The two additional portable buildings will increase the total number of portable buildings to 13. It is the applicant's intent that these portable buildings be allowed to remain indefinitely on the property. Mr. Quint stated that the property was originally zoned in 2001 from AG to RS 84. In 2004, the property was rezoned to Planned Development with a requirement for a business plan including a timeline for portables removal, funding activity, and construction of permanent buildings no later than July 1, 2009. In 2011, they were unable to meet the special Ordinance provisions so the property was rezoned again to cap the number of portable buildings that could remain indefinitely on the property to a maximum of 11. Mr. Quint stated that at this time, staff cannot support this request. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the architectural standards were different for private versus public schools. He stated that the public schools were allowed to have portable buildings on their campuses indefinitely; however, private schools were only allowed to have portable buildings on their campuses for 30 months. Mr. Quint stated that these portable buildings are viewable from Bois d'Arc. Mr. Quint stated that he did not see any reason why they cannot meet the architectural standards for the portable buildings. Mr. Bob Lovelady,

McKinney Christian Academy, 3601 Bois D'Arc Rd., McKinney, TX, explained the proposed rezoning request is to address the growth of the school and the need for additional classroom space. Mr. Lovelady stated that they have brick and stone on the decking of the existing buildings that add to the aesthetics. He stated that they have already staggered some of the start and end times of the school to help with the stacking issues. Mr. Quint addressed some issues with the circulation through the property and the stacking of cars. Mr. Lovelady stated that the current enrollment is 560 students with 570 projected for next year. The ultimate build out of the school would be 900 students. Each portable building provides two classrooms with 25 students in each building. The school would need to have an enrollment of 640 students before they would be able to start a feasibility study. Mr. Lovelady stated that it will be next spring before they would start on the feasibility study and then another 2-3 years for the capital campaign to raise the funds prior to starting the construction of new buildings at the school. Mayor Loughmiller called for public comment.

The following individuals spoke against the rezoning request.

Mr. Marty Webb, 904 Canyon Valley Drive, McKinney

Mr. Jerry Laplank, 3602 Bois D'Arc, McKinney

The following individual spoke in favor of the rezoning request.

Mr. James Casey, 3511 Bois D'Arc, McKinney

Council approved the motion by Mayor Pro Tem Ussery, seconded by Council member Roger Harris, to close the public hearing, with a vote of 6-0-1, Council member Pogue abstaining. Council approved the motion by Council member Keever, seconded by Council member Harris, to rescind closing the public hearing and table this item until the March 18, 2014 meeting, with a vote of 6-0-1, Council member Pogue abstaining.