

11-151Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez and Associates, L.L.C., on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Approximately 20.87 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 Multi-Family Residential Development Standards, Located on the Southwest Corner of Silverado Trail and McKinney Ranch Parkway.

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. Commission Member Larry Thompson asked about the applicant's requested parking for the development. Mr. Quint stated that the applicant is proposing a no enclosed parking requirement.

Mr. J. Martin Sanchez, Sanchez & Associates, Inc., 220 E. Virginia St., McKinney, TX, also gave a brief history of the zoning history of the property and the original road alignments. He discussed the parking issues for the development. Mr. Sanchez stated that they plan to build parking tuck-under garages; however, due to space limitations they cannot provide a tuck-under garage for each unit. He stated that he did not like detached garages because a lot of times they turn into storage units for the residents. Mr. Sanchez stated that the proposed development would be a quality product.

Commission Member George Bush had questions about the parking for the development. Mr. Sanchez stated that they plan to build garages in the development; however, he believes that they will likely only be able to provide garages for 20% of the proposed units. He stated that they are requesting to remove the enclosed parking requirements for this development.

Commission Member Larry Thompson asked how many units are planned for this development. Mr. Quint stated that there is a requirement of 30-40 units per acre. He stated that the subject property is approximately 20 acres in size, thus 600-800 units would be proposed. Commission Member Larry Thompson asked if Staff wants the applicant to build 600-800 garages. Mr. Quint stated that the City Council wants that many garage spaces as mandated through the adoption of the May 2010 Zoning Ordinance amendments.

Chairman Robert Clark had questions about the PD requirements. Mr. Quint explained that when a PD is silent, then the requirements fall back to what is governing in the Zoning Ordinance or "REC" - Regional Employment Center Overlay District. He stated that in this case the PD is silent on enclosed parking requirements, so it falls back to the Zoning Ordinance as being applicable. Chairman Robert Clark asked what the difference is between Staff's garage recommendation and what the applicant is willing to accept. Mr. Quint stated that the applicant had expressed to Staff that they did not want to be tied down to a specific parking garage number. Mr. Sanchez stated that they would be willing to build tuck-under parking garages on every building, except the clubhouse. He stated when construction occurs, then the actual number of parking garages could change from what was initially planned, so they did not want to be tied to a specific required number of parking garages that they might not be able to meet. Mr. Sanchez stated that they do not intent to build detached garages.

Chairman Robert Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the

motion by Commission Member Larry Thompson, seconded by Commission Member Rick Franklin, to close the public hearing and to recommend approval of the proposed rezoning request as requested by the applicant with the stipulation that the applicant build tuck-under garages in every building with the exception of the clubhouse.

Chairman Robert Clark stated the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the December 6, 2011 meeting.