

Planning and Zoning Commission Meeting Minutes of September 23, 2014:

14-171Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval to Rezone Fewer than 13 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 Allow for Single Family Detached Residential Uses and Modify the Development Standards, Located on the South Side of McKinney Ranch Parkway and East Side of Ridge Road

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that additional letters of support were distributed to the Commission prior to the meeting. Ms. Pickett stated that Staff recommends denial of the proposed rezoning request due to lack of conformance with the Comprehensive Plan and the inability to ensure a level of exceptional quality or innovation for the design or development of the subject property as required by Section 146-94 ("PD" – Planned Development District) of the Zoning Ordinance.

Vice-Chairman Bush asked for the median lot size under the current zoning. Ms. Pickett stated that it would range from 1,800 square feet to 4,500 square feet.

Commission Gilmore asked how many acres were set aside for commercial development under the current zoning. Ms. Pickett thought it was currently 4.04 acres. Mr. Michael Quint, Director of Planning for the City of McKinney, suggested deferring the question to the applicant.

Mr. Levi Wild, Sanchez and Associates, 402 N. Tennessee St., McKinney, TX, explained the proposed rezoning request and the reasons for the changes.

Commission Member Gilmore asked about the price point for the project. Mr. Wild stated that the surround residential properties were between \$375,000 and

\$440,000. He felt that the residential properties in this development would sell for around the same amount.

Chairman Franklin asked about the commercial development planned for the property. Mr. Wild stated that he expected it to be more doctor offices, dental offices, daycare, et cetera. He stated that it would not be more intensive uses, like a gas station.

Chairman Franklin asked if not having a median break would cause any issues with the proposed development. Mr. Wild said no.

Chairman Franklin opened the public hearing and called for comments.

Mr. Andrew Sokol, 4116 Plymouth Dr., McKinney, TX, spoke in favor of the request. He liked that the proposed development would be less dense than the current zoning.

The following residents turned in Speaker Cards in favor of the request; however, did not wish to speak during the meeting:

- Angela Sokol, 4116 Plymouth Dr., McKinney, TX
- Christina Simpson, 5808 Silver Buckle Dr., McKinney, TX

On a motion by Commission Member Hilton, seconded by Commission Member Thompson, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Commission Member Gilmore asked if the property across the street would all be retail development. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that property allowed a wide range of non-residential uses.

Commission Member Hilton asked about the dwelling units per acre for the Saddle Club development. Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that it was about 4.9 dwelling units per acre.

Commission Member Hilton asked Staff to expand upon the lack of exceptional quality or innovation design issue. Mr. Opiela stated that an exceptional quality or innovative design was required for a “PD” – Planned Development District; however, the applicant did not provide a provision satisfying either with this request. Mr. Quint stated that the applicant was trying to get away from the “REC” – Regional Employment Center Overlay District requirements.

Vice-Chairman Bush stated that he felt the proposed zoning was better than the current zoning on the property.

Commission Member Hilton felt the applicant should provide a higher quality design or development for the rezoning request.

Commission Member Gilmore asked if the greenbelt was still provided for with this rezoning request. Mr. Opiela stated that open space was shown for the development. Mr. Wild pointed out the proposed greenbelt on the overhead projection.

Mr. Wild offered to increase the landscaping on the development to meet the exceptional quality or innovation requirement.

Commission Member Hilton asked about the screening between the commercial and residential developments on the property. Mr. Quint stated that a six-foot screening device and a ten-foot landscape buffer with canopy trees planted on 40-foot centers would be required.

On a motion by Vice-Chairman Bush, seconded by Commission Member Thompson, the Commission voted unanimously to recommend approval of the proposed rezoning request as requested by the applicant with the special ordinance provisions listed in the Staff report, with a vote of 7-0-0.