

**Planning and Zoning Commission Meeting Minutes of October 23, 2018:**

**18-0104Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located at the Southwest Corner of Van Tuyl Parkway and Alma Road. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to modify the development standards for the future phase of Parkside at Craig Ranch. Mr. Soto stated that the proposed development regulations and land plans for this subject property are contained within the green pattern book. He stated that this pattern book contains a series of a total of five parcels and a large centralized open space. Mr. Soto stated that the applicant is proposing two changes within the pattern book. He stated that the first request is to decrease the minimum density for Parcel D from 35 units per acre to 22 units per acre. Mr. Soto stated that while the proposed minimum density for Parcel D would decrease, the overall density for the entire Parkside development will remain above 25 dwelling units per acre. He stated that Staff has no objections to this request. Mr. Soto stated that the second request is to remove the requirement for the first floor residential fronting on Van Tuyl Parkway be designed and constructed to permit

commercial uses. He stated that since the higher density and mixed use developments were trending south towards State Highway 121 (Sam Rayburn Tollway), the applicant is requesting to remove the commercial design requirements for the buildings facing north along Van Tuyl Parkway. Mr. Soto stated that Staff understands this change is development patterns and the transition to the uses to the north, and has no objections to this request. He stated that while slight modifications to the pattern book for the remaining phase are being proposed, Staff is of the opinion that the intent of the pattern book and the character prescribed for the overall development in the pattern book is being preserved. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the proposed rezoning request. He stated that this is the final phase of the Parkside Development at Craig Ranch. Mr. Roeder stated that his client was responding to the current market trend. He stated that they are proposed two changes to the regulations contained in the pattern book. Mr. Roeder stated that the previous Parkside phases had approximately 50 or more units per acre; therefore, reducing the density for this phase will not affect the overall density of the whole development. He stated that they originally thought there would be high-rise development surrounding the subject property. Mr. Roeder stated that today is there low-rise development in the area;

therefore, there is not the daytime population to support commercial uses on the ground floor in this phase of Parkside. He stated that they believe the simplest thing to do is remove that requirement. Mr. Roeder stated that the character of the entire development remains unchanged. He requested a favorable recommendation and offered to answer questions. Commission Member Smith stated that she was pleased to see the reduction in density on this property. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the December 4, 2018 City Council meeting.