

**Planning and Zoning Commission Meeting Minutes of November 13, 2012:**

**12-175Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by North Collin County Habitat for Humanity, for Approval of a Request to Rezone Approximately 0.46 Acres from "RS 60" - Single Family Residence District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Lively Hill and Monterey Street**

Mr. Alex Glushko, Planner II for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the staff report.

Commission Member Bush asked to clarify that once the applicant gives up 7 1/2 feet of right-of-way dedication for Monterey Street that they will be short about 4 feet per lot to reach the minimum lot requirement. Mr. Glushko said yes.

Mr. Blane Pound, 630 Bear Creek Dr., Prosper, TX, concurred with the staff report. He stated that they plan to build houses similar to the ones that they have already built on Lively Hill.

Chairperson Clark opened the public hearing and called for comments.

Ms. Gilda Garza, 1208 Garcia St., McKinney, TX, stated that she opposed the request. She had concerns about the additional traffic, cramped conditions, what will happen to the alleys near the property, and if there was a possibility that the lots could be subdivided even smaller in the future. Ms. Garza also asked about the difference in the "RS 60" – Single Family Residence District verses the proposed "PD" – Planned Development District.

On a motion by Commission Member Bush, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing.

Mr. Brandon Opiela, Planning Manager for the City of McKinney, explained that the difference between “RS 60” – Single Family Residence District and the proposed “PD” – Planned Development District. He explained that currently the three lots run north/south and face Monterey Street, which is an unimproved gravel driveway. Mr. Opiela stated that the applicant is proposing to change the three lots so that they run east/west and would face Lively Hill, which is an improved street. He stated that he was unaware of any plans to abandon the alleys near Ms. Garza’s property. Mr. Opiela stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the staff report.

Chairman Clark asked to clarify that the proposed three lots would be basically the same square footage. Mr. Opiela said yes.

Commission Member Bush asked to clarify that the applicant could pull building permits on the current layout of the three lots. Mr. Opiela said yes.

Commission Member Gilmore asked for clarification about the proposed changes to the three lots. Commission Member Bush explained that the request is to reorient the three lots and to even out the lot widths. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the three north/south lots would be changed to three east/west lots. He stated that the zoning difference between the “RS 60” – Single Family Residence District verses the proposed “PD” – Planned Development District is a four foot lot difference.

On a motion by Commission Member Hilton, seconded by Commission Member Gilmore, the Commission voted unanimously to recommend approval of the rezoning request as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 4, 2012.