

Planning and Zoning Commission Meeting Minutes of September 13, 2016:

16-196SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision (Emerald Heights), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed specific use permit request. She stated that the request was for a private street subdivision (Emerald Heights) that would develop in accordance with the Concept Plan and Entrance exhibits located in the Staff report. Ms. Galicia stated that the development would include 43 single-family residential lots and 4 common areas. She stated that Staff recommends approval of the proposed specific use permit for a private street subdivision and offered to answer questions.

Chairman Cox asked if the subdivision was platted and if the only issue being considered was the entrance to the subdivision. Ms. Galicia stated that this request was to allow for a gated community. She stated that the applicant had submitted as associated preliminary-final plat for this development.

Ms. Traci Shannon Kilmer; Dowdey, Anderson & Associates, Inc.; 5225 Village Creek Dr.; Plano, TX; briefly explained the proposed specific use permit request and concurred with the Staff report. She offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member Cobbel, the Commission voted unanimously to close the public hearing and recommend approval of the specific use permit as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 4, 2016.