

**11-040Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Carrington Partners, for Approval of a Request to Rezone Approximately 3.60 Acres from ‘PD’– Planned Development District to ‘PD’ – Planned Development District, Generally to Allow Neighborhood Business Uses, Located on the Southwest Corner of Eldorado Parkway and Hudson Crossing.**

Mr. Anthony Satarino, Planner for the City of McKinney, stated that the subject property is currently zoned for office and neighborhood convenience uses. He stated that the applicant is requesting a special ordinance provision to allow for the use and development of the subject property to be developed per the “R-1” Retail District regulations of PD Ordinance No. 98-11-59. Mr. Satarino stated that in 1998, the subject property was included in an approximately 220-acre area that was zoned for a mixture of uses including office, retail, multi family residential, open space, and single family residential. He stated that portions of the 220-acre area have subsequently been rezoned for different purposes, but the general layout of uses has remained intact since the zoning in 1998 was put in place. Mr. Satarino stated that the exhibit shows the current base zoning districts of the entire tract. He stated that in subsequent rezoning cases, the subject property was allowed to develop according to the regulations of the “NC” – Neighborhood Convenience District, in addition to the “O-1” – Office District. Mr. Satarino stated that the purpose of the “NC” – Neighborhood Convenience District is to provide for a limited range of services and light retail to serve the adjacent neighborhoods. He stated that the applicant is now requesting to

rezone the subject property to develop according to the “R-1” – Retail District regulations as set forth in PD Ordinance No. 98-11-59. Mr. Satarino stated that the intent of the Retail District is to provide medium-intensity concentrations of shopping related commercial activities. He stated that the regulations for “R-1” – Retail District refer to a base zoning designation of “BN” - Neighborhood Business District. Mr. Satarino stated that consistent with the zoning east of the subject property, the requested zoning designation of “R-1” per PD Ordinance No. 98-11-59 will allow a limited number of additional neighborhood business uses than what is currently allowed on the subject property. He stated that Staff feels that the rezoning request is appropriate for frontage along Eldorado Parkway and should not negatively impact the surrounding and adjacent properties. Mr. Satarino stated that Staff recommends approval of the proposed rezoning request as outlined in the Staff Report.

Mr. Arlyn Samuelson with Pogue Engineering & Development Company, Inc., 1512 Bray Central Drive, McKinney, TX 75069, agreed with the staff report.

Chairperson Clark opened the Public Hearing and called for comments. There being none, on a motion by Vice-Chairperson Tate, seconded by Commission Member Lingenfelter, the Commission voted 7-0 to close the public hearing and recommend approval of the proposed rezoning request.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 17, 2011.