

Planning and Zoning Commission Meeting Minutes of March 8, 2016:

15-335Z2 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 on the Northeast Corner of Weiskopf Avenue and Van Tuyl Parkway

Mr. Aaron Bloxham, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommended approval of the proposed rezoning request with the special ordinance provisions listed in the Staff report 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 and gave a brief history of the existing zoning on the subject property. He described the surrounding developments and spoke to the first floor retail and the lack of retail tenants. He then described the intent of the proposed amendments to current zoning and the regulations that would allow for first floor residential while maintaining the retail storefront look. He asked for a favorable recommendation and offered to answer questions.

Commission Member Smith stated that a detailed set of regulations was submitted for the proposed rezoning request.

Commission Member Mantzey asked about the appearance of the first floor if there were residential units located there. Mr. Roeder stated that there would be large windows, awnings, and signage above each first floor unit that could easily be converted from residential to a retail or commercial storefront. He stated that there

would be an architectural separation between the first floor and the upper floors. Mr. Roeder stated that the ceiling height of the first floor was a minimum of 12 feet.

Commission Member Mantzey asked if they would be individual apartments. Mr. Roeder said yes. He stated that not every window would represent a single apartment and that some units could have multiple windows for the different rooms.

Commission Member Mantzey asked about the proposed parking for the units. Mr. Roeder stated that there would be a parking garage and some on-street parking.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Zepp, seconded by Commission Member Smith, the Commission voted unanimously to close the public hearing and recommend approval of the proposed rezoning request 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 March 15, 2016.