

Planning and Zoning Commission Meeting Minutes of October 14, 2014:

14-202Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone Fewer than 79 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Allow for Single Family Detached Residential, Commercial, Office and Multi-Family Residential Uses, Located on the Southwest Corner of Collin McKinney Parkway and Alma Road

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that a revised Staff report and letters of support were distributed to the Commission prior to the meeting. Ms. Pickett stated that Staff recommends denial of the proposed rezoning request due to lack of conformance with the City Council's goal of preserving and developing the non-residential tax base; however, she also stated that it was Staff's professional opinion that the request appropriately outlines a more comprehensive development scheme reflecting the current market and development trends.

Mr. Robert Roeder; Abernathy, Roeder, Boyd & Joplin, P.C.; 1700 Redbud, McKinney, TX, explained the proposed rezoning request.

Commission Member Gilmore asked for clarification on the "UC1" – Craig Ranch Urban Core-1 character district. Mr. Roeder briefly explained what they plan to develop in that area.

Vice-Chairman Hilton asked for clarification on the "USF" – Craig Ranch Urban Single Family character district. Mr. Roeder stated that it would be very dense single-family detached product and gave a brief description of the setbacks for the lots. He stated that it would be a high-end residential product.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Hilton, seconded by Commission Member McReynolds, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 4, 2014.