

Draft - Planning and Zoning Commission Meeting Minutes of July 12, 2016:

16-092SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development (The Kinstead), Located on the Northeast Corner of McKinney Place Drive and State Highway 121 (Sam Rayburn Tollway)

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed site plan request. She stated that typically site plans could be administratively approved by Staff; however, the applicant was requesting approval to reduce the amount of enclosed parking from the required 50% of the units to 30% of the units, which must be considered by City Council for their discretionary approval after consideration by the Planning and Zoning Commission. Ms. Galicia briefly explained about the enhanced open spaces and amenities the applicant proposed, which helped offset the reduced number of enclosed parking spaces. She stated that Staff recommends approval of the proposed site plan as conditioned in the Staff report and offered to answer questions.

Commission Member McCall asked if they would meet the parking requirements with the proposed changes. Ms. Galicia said yes.

Commission Member Smith asked about the covered parking requirement. Ms. Galicia stated that covered parking provided garages and carports instead of just having surface parking that was not covered. She stated that it was an additional amenity.

Mr. Levi Wild, Sanchez & Associates, 2000 N. McDonald St., McKinney, TX, concurred with the Staff report. He stated that he appreciated Staff's effort on this case and they came to a solution that makes for a better community. Mr. Wild offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Mantzey, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and recommend approval of the proposed site plan as conditioned in the Staff report, with a vote of 5-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 1, 2016.