

Chairman Franklin stepped down during the consideration of item # 13-219Z, due to a possible conflict of interest.

13-219Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of Starnes Creek Venture, Ltd., for Approval of a Request to Zone Fewer than 400 Acres to "PD" - Planned Development District, Located on the North Side of F.M. 1461 and Along the West Side of C.R. 168

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed zoning request. She stated that Staff recommends approval of the proposed zoning request with the special ordinance provision listed in the staff report.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Joplin, P.C.; 1700 Redbud; Suite # 200; McKinney, TX; concurred with the staff report and discussed the proposed zoning request. He stated that this property is currently going through the annexation process.

Commission Member Hilton asked about the proposed timeframe for the development of the property. Mr. Roeder explained that it could be as short as a couple of years.

Vice-Chairman Bush opened the public hearing and called for comments.

Mr. John Mahar, 4995 F.M. 1461, McKinney, TX, expressed concerns regarding the high density proposed for the property, price points for the residential units, proposed lot sizes, and screening of the development.

Mr. Roeder briefly discussed the proposed lot sizes. He stated that they did not know what the price point will be at this time.

Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that the development regulations attached to this ordinance were in conformance with the Comprehensive Plan and therefore Staff was recommending approval.

Mr. Roeder stated that there are plans to have a major road come off of F.M. 1461 and go through this development. He stated that they plan to have an attractive entrance to the development.

On a motion by Commission Member Thompson, seconded by Commission Member Hilton, the Commission voted unanimously to close the public hearing and recommend approval of the zoning 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 March 4, 2014.

Chairman Franklin returned to the meeting.