

14-010Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cates Clark Associates, on Behalf of 810/811 Ventures at Stonebridge Ranch, Ltd., for Approval of a Request to Rezone Fewer than 27 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Eldorado Parkway and Custer Road

Mr. Steven Duong, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the staff report.

Mr. Daniel Stewart, Cates Clark Associates, 14800 Quorum Dr., Suite # 200, Dallas, TX, concurred with the staff report.

Mr. John Rose, 4215 Walnut Hill, Dallas, TX, explained the proposed rezoning request and gave a brief history of the proposed grocery store company. He briefly discussed the proposed screening plans.

Commission Member Hilton mentioned some of the nearby grocery stores and asked for the name of the proposed grocery store on this site. Mr. Rose did not want to reveal the name at this time; however, stated that they feel comfortable competing with the other grocery stores.

Chairman Franklin opened the public hearing and called for comments.

Mr. Sal Castillo, 8513 Luzerne Dr., McKinney, TX, expressed concerns about allowing the applicant to make various site plan changes without having to seek the Planning and Zoning Commission's approval. He also had concerns about possible screening, lighting, traffic, and noise issues that could affect the nearby residents.

Mr. John Helgeson, 8605 Luzerne Dr., McKinney, TX, turned in a speaker's card with the same concerns as Mr. Castillo; however, he did not wish to speak during the meeting.

On a motion by Commission Member Gilmore, seconded by Vice-Chairman Bush, 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 March 4, 2014.