

**Planning and Zoning Commission Meeting Minutes of September 22, 2015:**

**15-215SP2 Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Luxury Seniors at Craig Ranch Apartments, Located Approximately 370 Feet East of Custer Road and on the North Side of Collin McKinney Parkway**

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained the proposed site plan request and associated variances. He stated that site plans could typically be approved by Staff; however, the applicant was requesting approval to reduce 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. Mr. Bloxham stated that in lieu of providing the 50% of the units with an enclosed parking space, the applicant was proposing to create an innovative and quality development through building and site design. He stated that the applicant proposed to provide a number of amenities that significantly exceed the minimum three required. Mr. Bloxham stated that a “W” shaped building that was oriented towards Collin McKinney Parkway to help minimize the amount of building massing oriented towards the single family uses to the north, and the requested reduction in number of enclosed spaces also helped create some unique outdoor spaces for the future residents. He stated that Staff felt the additional amenities and outdoor open spaces in conjunction with the building design should enhance the proposed development. Mr. Bloxham stated that Staff had no objections to the reduction in the total number of enclosed parking spaces. He offered to answer questions. There were none.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the proposed site plan and associated variances. He stated that they could build the required enclosed parking spaces for 50% of the units; however, that would be a less desirable product for the development than what was proposed. Mr. Roeder stated that the developer and property owner had visited with the surrounding neighbors to discuss the proposed development for this property. He requested a favorable approval of this request and offered to answer questions.

Commission Member Gilmore asked if transportation would be provided to the residents. Mr. Jervon Harris, 4801 Woodway Dr., Houston, TX, stated that there would be transportation provided as a convenient service to the residents. He stated that it would be scheduled around special events and gave some examples.

Chairman Franklin opened the public hearing and called for comments.

Mr. Gary McGinnis, 6101 River Highlands, McKinney, TX, stated that he was speaking on behalf of the Homeowners Association (HOA) Advisory Committee for Craig Ranch. He stated that the developer met with the Advisory Committee to hear their concerns and discuss the plans for the property. Mr. McGinnis stated that the developer also met with the residents of The Villas and The Estates at Craig Ranch.

The following people turned in speaker cards in support of the request; however, did not wish to speak during the meeting.

- Mr. Thomas Pond, 8617 Wakefield Dr., McKinney, TX
- Mr. George Scott, 5901 Heron Bay Ln., McKinney, TX

On a motion by Commission Member Stevens, seconded by Alternate Commission Member McCall, the Commission unanimously voted to close the public

hearing and recommend approval of the proposed site plan request and associated variances as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 6, 2015.