

Planning and Zoning Commission Meeting Minutes of March 24, 2015:

15-029Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally for Single Family Residential and Commercial Uses, Located on the East Side of State Highway 5 (McDonald Street) and on the South Side of County Road 278

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed zoning request. She stated that the applicant was requesting to zone the property to "PD" – Planned Development District, generally for single family residential and commercial uses. Ms. Pickett stated that the property would develop in accordance with the general development plan, site plan, and single family architectural standards, all of which were in conformance with the existing, approved pre-annexation agreement. She stated that the associated annexation case will have its third and final public hearing at the April 7th City Council meeting. Ms. Pickett stated that Staff recommends approval of the proposed zoning request.

Chairman Franklin asked about the annexation case associated with this request. Ms. Pickett explained that the zoning and annexation cases would meet at the April 7th City Council meeting. She stated that the first two public hearings had already been held for the associated annexation case.

Commission Member Stevens asked about the access to the property off of State Highway 5 (McDonald Street). Mr. Michael Quint, Director of Planning for the City of McKinney, stated that Staff had worked with the applicant regarding the access from State Highway 5 (McDonald Street). He stated that when the pre-annexation agreement was negotiated, the traffic congestion, access to the property, and frontage

on State Highway 5 (McDonald Street) were discussed. Mr. Quint stated that one of the benefits of entering into a pre-annexation agreement in 2012 was there were certain thresholds were put in place where the applicant had to build off-site road improvements on State Highway 5 (McDonald Street), intersection improvements at Wilmeth Road and/or Bloomdale Road, and some turn lanes. He did not feel that these improvements would address all of the traffic congestion on State Highway 5 (McDonald Street).

Commission Member Stevens asked about the major road proposed on the property. Mr. Quint stated that the proposed road was planned to extend along the east side of the airport.

Commission Member Gilmore had questions about zoning a property that had not yet been annexed into the City. Mr. Quint explained that the City had negotiated certain entitlements through the pre-annexation agreement, which was authorized through Chapter 212 of the Local Government Code. He stated that this zoning request was in line with the pre-annexation agreement that was approved in 2012.

Mr. James Richey, Petsche and Associates, 2600 Eldorado Parkway, McKinney, TX, stated that they had been working on this project for quite a while. He stated that a traffic study had been completed and showed that the planned improvements that were a part of the pre-annexation agreement should address any additional traffic created by the proposed development. Mr. Richey concurred with the Staff report.

Chairman Franklin opened the public hearing and called for comments. Ms. Sharon Mackenzie turned in a speaker's card in opposition for the request; however, she did not speak during the meeting. She did not list any comments or concerns on the card.

On a motion by Commission Member Kuykendall, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing and recommend approval of the zoning request with the special ordinance provisions listed in the Staff report, with a vote of 5-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 7, 2015.