

Planning and Zoning Commission Meeting Minutes of June 25, 2013:

13-101Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven Stacy, L.P., for Approval of a Request to Rezone Fewer than 85 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of Custer Road and Future Silverado Trail

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommended denial of the proposed rezoning request due to a lack of conformance with Appendix B-2 (Regional Employment Center – Overlay Urban Design Standards) of the Zoning Ordinance, as outlined in the staff report.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Joplin; 1700 Redbud # 300; McKinney, TX; explained the proposed rezoning request and the history of the zoning on the property.

Commission Member Gilmore asked Mr. Roeder what the extra land would be used for near the apartments. Mr. Roeder stated that the apartments would be spread out on the property. He stated that they needed a certain depth and length to the property to allow proper circulation around the apartments.

Commission Member Gilmore asked Mr. Roeder if they plan to extend Silverado Trail. Mr. Roeder stated that when the development occurs on the northern piece of property that trail would be extended out to Custer Road. He stated that there is a pending facilities agreement to address this issue.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Kochalka, seconded by Commission Member Gilmore, to close the public hearing.

Chairman Clark asked Ms. Gleinser to repeat Staff's recommendation for this proposed rezoning request. Ms. Gleinser briefly discussed why Staff recommended denial of the proposed rezoning request.

Chairman Clark asked Staff if some of the "REC" – Regional Employment Center Overlay District had been modified in the past year to allow it to be developed and sold in the current market. Ms. Michael Quint, Director of Planning for the City of McKinney, stated that Staff has consistently recommended denial of similar requests. He stated that there have been occasions where City Council had approved similar requests.

Commission Member Bush asked if this property was barely in the boundaries of the "REC" – Regional Employment Center Overlay District. Mr. Quint explained that it was well within the "REC" - Regional Employment Center Overlay District.

Commission Member Thompson asked if the Planning and Zoning Commission had recommended something very similar in the past that was approved by City Council. Mr. Quint said yes.

Commission Member Bush asked Staff what percentage of similar requests that the Planning and Zoning Commission recommended for approval was ultimately approved by City Council. Mr. Quint did not have a percentage; however, felt that the majority of them had been approved.

Chairman Clark did not feel this would be a good location for an office building. He felt retail space would be fine at this location.

On a motion by Commission Member Gilmore, seconded by Commission Member Kochalka, the Commission unanimously voted to recommend approval of the rezoning request, with a vote of 7-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 16, 2013.