

Planning and Zoning Commission Meeting Minutes of June 23, 2015:

15-082Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southwest Corner of Van Tuyl Parkway and Alma Road

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She explained that the applicant was requesting to modify the existing pattern book for the remaining five parcels in the development known as Parkside at Craig Ranch. Ms. Pickett stated that Staff recommends approval of the proposed rezoning request with the special ordinance provision listed in the Staff report.

Mr. Robert Roeder; Abernathy, Roeder, Boyd & Hullett, P.C., 1700 Redbud Blvd., McKinney, TX; briefly explained the proposed rezoning request. He stated that they were converting most of the surface parking to structure parking and introducing food trucks for special events. Mr. Roeder requested a favorable recommendation and offered to answer questions. There were none.

Chairman Franklin opened the public hearing and called for comments.

Mr. Dale Hoelting, 2513 Mosswood Dr., Carrollton, TX, explained that he owned the property across the street from this request. He asked about the proposed changes to the architectural standards, parking, and the number of food trucks allowed at any given time on the property.

Ms. Pickett briefly explained that the City's architectural standards had recently been revised and that the applicant was proposing to have a higher percentage than what was required by the Zoning Ordinance. She stated that Staff felt that they

proposed an high quality development. Ms. Pickett stated that the applicant proposed to reduce surface parking by using garage parking instead. She stated that they plan to have four food truck spaces available. Ms. Pickett briefly discussed the food truck ordinance that would allow the four food trucks to be located at this location, they could be located next to each other at the same time, and they would have specific operating hours.

Chairman Franklin asked if the food trucks would be located on the interior of the development. Ms. Pickett said yes.

Chairman Franklin asked Mr. Dale Hoelting if he had any other questions. Mr. Hoelting stated that as long as the parking requirements were not decreased and the architectural standards would be similar to what had already been built on the previous parcels, then he did not have a stance for or against this rezoning request.

On a motion by Commission Member Stevens, seconded by Alternate Commission Member McCall, 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 July 21, 2015.