

Planning and Zoning Commission Meeting Minutes of June 26, 2012:

12-114Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Approximately 20.87 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 Southwest Corner of Silverado Trail and McKinney Ranch Parkway.

Mr. Michael Quint, Senior 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 as listed in the staff report.

Commission Member Franklin asked if the proposed parking would be tucked under the units. Mr. Quint stated yes.

Commission Member Hilton stated that this would be the fourth multi-family development planned within a 1,000 foot radius. He asked if this project would cause any burdens on the school district, utilities, City services, etcetera. Mr. Quint did not believe that the concentration of uses would have any negative impact to the issues raised by Commission Member Hilton. He stated that multi-family uses are already permitted on this subject property.

Mr. Levi Wild, 220 E. Virginia St., McKinney, TX, concurred with the Staff Report.

Chairman Clark opened the public hearing.

Mr. Robert Baker, 3913 Tablestone Dr., McKinney, TX, distributed a petition opposing this request signed by some of the Brookstone property owners. He stated that they plan to have more signatures prior to the City Council meeting. Mr. Baker expressed concerns over this request only meeting 30% of the required enclosed parking for a multi-family use and felt they were requesting a decrease in parking to allow for a higher density of apartments on the property.

The Commission unanimously approved the motion by Commission Member Bush, seconded by Commission Member Thompson, to close the public hearing.

Commission Member Bush stated that he was in favor of the tuck-under parking for this project.

The Commission unanimously approved the motion by Commission Member Bush, seconded by Commission Member Franklin, to recommend approval of the rezoning request as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 17, 2012.