

Planning and Zoning Commission Meeting Minutes of March 28, 2017:

16-249Z 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 for Single Family Residential Uses, Located Approximately 235 Feet East of Alma Road and on the North Side of Collin McKinney Parkway

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained the proposed rezoning request. He stated that the applicant was requesting to rezone the subject property from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planning Development District, generally for single family residential detached uses. Mr. Robinson stated that as part of the "PD" – Planned Development District the applicant had established standards for lot size, building heights, built-to lines, and setbacks. He stated that the applicant has provided architectural standards for each home that is proposed. Mr. Robinson displayed the Proposed Concept Plan showing the general layout of the proposed development. He stated that while the Future Land Use Plan (FLUP) designates the property for neighborhood business uses, the properties located to the north and to the east are currently being developed for single family residential uses. Mr. Robinson stated that the property to the west is designated for neighborhood commercial uses and was currently undeveloped. He stated that the current zoning on the property does allow for the single family uses. Mr. Robinson stated that there were some minor changes that the applicant was proposing to do. He stated that in addition to the changes they have the architectural

standards to increase the level of quality of the development. Mr. Robinson stated that it was Staff's opinion that the proposed rezoning request would remain compatible and complement the adjacent residential uses to the north and east, while still maintaining developable property to the west for commercial uses. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions.

Commission Member Mantzey asked if the proposed rezoning request increase the density of the single family residential uses that could be developed on the subject property. Mr. Robinson said no.

Vice-Chairman Zepp asked if the applicant was trying to rezone out of the "REC" - Regional Employment Center Overlay District. Mr. Robinson stated that that the rezoning request would remove the "REC" – Regional Employment Center Overlay District and some of the current standards from the subject property.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the proposed rezoning request. He stated that the proposed use was already a permitted use under the "REC" - Regional Employment Center Overlay District. Mr. Roeder stated that the main reason they were requesting to rezone to the proposed "PD" - Planned Development District was to be able to modify the rear yard setbacks, so they could mimic what was marketable today. He stated that the subject property was one large tract. Mr. Roeder stated that they had intentionally left the corner for neighborhood retail. He stated that the uses to the south were basically medical and office uses. Mr. Roeder stated that this was a continuation of what was going on to the north and east of the subject property. He requested a favorable recommendation and offered to answer questions.

Alternate Commission Member McReynolds asked if they were proposing 50' lots. Mr. Roeder said yes.

Alternate Commission Member McReynolds asked if they were proposed 20' or 25' setbacks. Mr. Roeder said it would be 20' setbacks with front entry.

Vice-Chairman Zepp opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 7-0-0.

Vice-Chairman Zepp stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 18, 2017.