

Planning and Zoning Commission Meeting Minutes of July 22, 2014:

14-151Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sage Group, Inc., on Behalf of 380 Holdings, L.L.C., for Approval of a Request to Rezone Less than 1 Acre from "AG" - Agricultural District to "SF5" - Single Family Residential District; Rezone Fewer than 56 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "SF5" - Single Family Residential District and "CC" - Corridor Commercial Overlay District; and to Rezone Fewer than 5 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 1,100 Feet West of Custer Road and on the South Side of U.S. Highway 380 (University Drive)

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request and expressed Staff's concerns. She stated that Staff recommends denial of the proposed rezoning request due to non-conformance with the City of McKinney's Comprehensive Plan

Commission Member McReynolds asked what was located to the south of the proposed development. Ms. Pickett stated that there were residential properties to the south. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that Aviator Park was also located to the south of this proposed development.

Commission Member Gilmore asked if the flight path from Aero Country Airport would cross over a portion of this property. Ms. Pickett said possibly.

Commission Member Stevens asked if there was an entry point into the proposed development from the south. Ms. Pickett believed that the applicant was still in discussion with the residents in the development to the south. Mr. Quint gave a brief history of Monticello Drive.

Mr. Curtis Young, Sage Group, Inc., 1130 N. Carroll Ave., Suite # 200, Southlake, TX, explained the proposed rezoning request. He briefly discussed the importance of having a secondary access point to the south of the property. Mr. Young felt the flight pattern from the Aero Country Airport would not be an issue.

Commission Member Gilmore asked how many airplanes take off from Aero Country Airport. Mr. Young did not have that information.

Commission Member Gilmore asked about the proposed buffer between this development and the Wal-Mart Supercenter to the east of this property. Mr. Young briefly discussed the proposed buffer and screening for those lots.

Commission Member McReynolds asked what size product they plan to build for this proposed development. Mr. Young stated that the houses could range from 2,200 sq. ft. to 3,800 sq. ft.

Commission Member Gilmore asked if a possible emergency gate on Monticello Drive between the two residential developments would be allowed by the City of McKinney. Mr. Quint said yes.

Chairman Franklin opened the public hearing and called for comments.

Mr. Chris Farmer, 9316 Leesburg Ct., McKinney, TX, stated that he was in opposition to the proposed design of the development. He stated that he would be living directly next door to the proposed property. Mr. Farmer stated that he preferred a residential development on the property. He suggested that the developer remove the six lots on the southern end of the property near the open space in order to extend Aviator Park into this area. Mr. Farmer had some access concerns regarding an easement for a large pipe that runs through his backyard. He felt there should be a larger buffer on the southern end of the proposed property in case there should be any

maintenance needed on the large pipe that runs along the northern side of his development.

Mr. Ron Medellin, 2505 Lakeside Dr., McKinney, TX, spoke in opposition to the proposed design of the development. He stated that he had lived near Aero Country Airport for about 20 years. Mr. Medellin stated that there were approximately 15 to 25 aircrafts that fly out of this airport on average per day. He stated that the aircrafts usually do not have a straight departure from the airport and that they usually bank to the east or west when departing. Mr. Medellin stated that the Aero Country Airport had approximately 250 aircrafts that were larger than the aircrafts at the McKinney National Airport. He stated that there were Aero Country Airport runways next to the southwest corner of the proposed development. Mr. Medellin felt there could be some safety issues being located near the airport. He requested to have a larger buffer in the area near the airport.

Mr. B.J. Boyle, 2656 New Castle Dr., Carrollton, TX, spoke in opposition to the proposed design of the development. He stated that he owned property in the Aero Country development and was an officer of the Aero Country Property Owners Association. Mr. Boyle stated that the airport's traffic pattern did cross the northern portion of the proposed property. He stated that some of the approaching aircraft enter the approach at a 45-degree angle at about 200' in the air and would be crossing this property. Mr. Boyle expressed concerns about safety and noise issues being located so close to the airport. He stated that the airport operated 24 hours per day, seven days per week. Mr. Boyle felt a commercial use would be more appropriate for the property. He stated that anything built within a certain distance of an airport had to meet certain

height restrictions. Mr. Boyle stated that there needed to be an adequate buffer between the runway and residential properties.

On a motion by Vice-Chairman Bush, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing, with a vote of 6-0-0.

Vice-Chairman Franklin stated that he liked the proposed site plan; however, he felt it was in an inappropriate location. He had concerns about reducing the commercial tax base with the proposed rezoning request.

Commission Member Gilmore did not feel the property was appropriate for residential development.

Commission Member McReynolds felt the proposed property was appropriate for residential uses. He stated that the residential properties within the Prestwyck subdivision were selling very well.

Commission Member Stevens suggested self-storage units along the southwest corner of the proposed property to address some of the safety concerns of being located near an airport. He felt the property needed more commercial uses.

Vice-Chairman Bush stated that he liked the proposed plan; however, he had issues with the development being located by an airport.

Commission Member Gilmore suggested Staff research into whether or not the airport would really be a concern for the development.

Vice-Chairman Franklin asked Mr. Young if he would be willing to table the item. Mr. Young discussed why he felt the proposed rezoning case was appropriate for the property. He stated that he was willing to table the request to allow more time to work with Staff to address some of the concerns.

On a motion by Vice-Chairman Bush, seconded by Commission Member McReynolds, the Commission voted unanimously to table the item indefinitely per the applicant's request, with a vote of 6-0-0.