

10-137M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Modify Chapter 146 of the Code of Ordinances to Add Section 146-101 and Create the “CC” – Corridor Commercial Overlay District.

Commission Members George Bush and Ray Eckenrode stepped down during the consideration of this item, due to a possible conflict of interest.

Mr. Michael Quint, Senior Planner for the City of McKinney, gave a brief history of the proposed overlay district and explained the intent to modify Chapter 146 of the Code of Ordinances to add Section 146-101 and create the “CC” – Corridor Commercial Overlay District. He explained this would be the last Public Hearing Meeting before the Planning and Zoning Commission prior to taking the recommendations to City Council on May 17, 2011.

Vice-chairperson Tate stated that he appreciated the modification to the masonry requirements on taller buildings in the proposed “CC” – Corridor Commercial Overlay District.

Chairperson Clark asked if Staff was satisfied with subzone depths of 1,000’ along State Highway 121. Mr. Quint stated that he believes the 1,000’ is enough depth to accommodate the anticipated high rise buildings.

Chairperson Clark asked if the 1,000’ is the build-to-line. Mr. Quint stated that the high rise buildings could not be built beyond the 1,000’ depth. He stated that the associated uses could be beyond the 1,000’ depth.

Commission Member Radke asked Mr. Quint if he had received any more objections on the proposed modifications. Mr. Quint stated that he had not heard any new opposition.

Chairperson Clark asked to clarify that Staff is asking the Planning & Zoning Commission for a recommendation to be forwarded to the City Council. Mr. Quint stated yes.

Commission Member Lingenfelter asked Mr. Quint if a high rise could be built past the 1,000' depths as shown on the "CC" – Corridor Commercial Overlay District map. Mr. Quint stated that if a property owner wanted to build past the 1,000' depth that they would have to apply for a rezoning request.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Radke, seconded by Vice-Chairperson Tate, the Commission voted 4-0 to close the public hearing and recommend approval of the proposed modification to Chapter 146 of the Code of Ordinances to add Section 146-101 and create the "CC" – Corridor Commercial Overlay District as recommended by Staff.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 17, 2011.