

11-191Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Douglas Properties, on Behalf of David Huang, for Approval of a Request to Rezone Approximately 65.24 Acres from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the West Side of McDonald Street and Approximately 1,400 Feet North of Wilmeth Road.

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance with the Comprehensive Plan.

Vice-Chairman Lance Lindsay asked how much of the surrounding area is developed and matches the Comprehensive Plan. Mr. Quint described the surrounding sites.

Mr. Jim Douglas, Douglas Properties, 2309 Ave. K # 100, Plano, TX, explained the proposed rezoning request and proposed development. Chairman Robert Clark asked what the proposed price point would be for the homes in the development. Mr. Douglas stated that they probably would be between \$225,000 and \$350,000.

Chairman Robert Clark opened the public hearing and called for comments. Chairman Robert Clark asked Mr. Thad Helsley if he was representing the McKinney Independent School District. Mr. Thad Helsley, A. M. Scott Real Estate, 1650 W. Virginia St. # 102, McKinney, TX, said no. He gave a brief history of Press Elementary School. Mr. Helsley stated that he was there representing the property owner to the north of this property. He stated that that

property is currently planned for light manufacturing uses; however, that would probably change if this property is rezoned to allow single family residential uses.

Commission Member Larry Thompson asked Mr. Quint to explain the tax impact of the proposed rezoning request. Mr. Quint briefly explained the “Snapshot Comparison of Costs & Benefits” document that was included in the staff report. He felt that the proposed development would have a negative fiscal impact.

The Commission unanimously approved the motion by Commission Member George Bush, seconded by Vice-Chairman Lance Lindsay, to close the public hearing.

Commission Member George Bush mentioned that it might be easier to sell the property with residential zoning verses industrial zoning in the current market. He expressed concerns on how the proposed residential development would affect the McKinney Independent School District. Commission Member George Bush felt that we need to increase the industrial businesses within the City of McKinney to increase the tax base.

Chairman Robert Clark asked how a 100-acre park was situated in an industrial area. Mr. Quint stated that the City of McKinney Parks Department would be better able to answer that question; however, there were not any Parks Department Staff present at the meeting.

Commission Member David Kochalka asked about the connectivity of the streets shown on the Concept Plan in the proposed development. Mr. Quint stated that the applicant had worked with the City of McKinney Engineering

Department Staff on the proposed streets and Staff felt comfortable with the proposed layout.

Chairman Robert Clark stated that this proposed development would be a good opportunity for new development on the east side of McKinney. He discussed the surrounding residential properties. Chairman Robert Clark felt that it could be 15 – 20 years before the property might be developed with an industrial use if this proposed rezoning is not granted. Mr. Quint discussed the residential development to the north of this property not being fully developed. Commission Member Rick Franklin stated that the proposed development would have a higher price point than the residential property to the north.

Commission Member David Kochalka stated that he likes that the applicant wants to save the trees with this proposed development; however, he had concerns over the floodplain. Commission Member David Kochalka felt that if this property is rezoned to a residential use then it would affect the property to the north.

Chairman Robert Clark mentioned that there are other industrial properties within the City of McKinney that still need to be developed that he thought would be in higher demand than this property. He mentioned the park area and other residential properties near this proposed development. Chairman Robert Clark stated that the project would affect the McKinney Independent School District. He stated that he did not feel it would affect the City of McKinney tax base over the long run. Chairman Robert Clark stated that he liked the proposed project.

Chairman Robert Clark called for additional comments or questions from the Commission. There being none, the Commission approved the motion by Vice-Chairman Lance Lindsay, seconded by Commission Member Rick Franklin, to recommend approval of the proposed rezoning request with the special ordinance provisions listed in the staff report with a vote of 5 – 1, with Commission Member George Bush voting against the motion.

Chairman Robert Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 6, 2012.