

11-046Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of Zerga Investments, for Approval of a Request to Rezone Approximately 2.26 Acres from “PD” – Planned Development District to “C” – Planned Center District, Located on the Southwest Corner of North Brook Drive and U.S. Highway 75 (Central Expressway).

Mr. Anthony Satarino, Planner for the City of McKinney, stated that the subject property is currently platted as Lot 1B, Block R of the North Brook Addition. He stated that an associated site plan for an automobile sales facility (Brandon Tomes Subaru) has been submitted and is in review by Staff. Mr. Satarino stated that should the proposed rezoning request not be approved, the associated site plan cannot be approved. He stated that the property is currently zoned PD Ordinance No. 2006-03-032, which stipulates a base zoning district of “C” – Planned Center. Mr. Satarino stated that the property has been rezoned a total of three times. He stated that the governing PD ordinance and the previous ordinance each have an attached exhibit, but maintained the base zoning district of “C” – Planned Center. Mr. Satarino stated that per the requirements of the governing planned development ordinance, the subject property must generally conform to the attached exhibit. He stated that the purpose of this rezoning request is to eliminate the attached exhibit in order for the applicant to develop the site. Mr. Satarino stated that if approved, the entire site will develop under the “C” – Planned Center District regulations of the Zoning Ordinance. He stated that Staff recommends approval of the proposed rezoning request as conditioned in the Staff Report.

Mr. Bob Roeder with Abernathy, Roeder, Boyd & Joplin, P.C., 1700 Redbud #300, McKinney, TX 75069, stated that the presentation by Staff sums up all of the details. He stated that this area traditionally has a base zoning of "C" – Planned Center. He stated that the reason of this zoning request is to remove the previously designated site plan or building configuration and take this back to a standard zoning classification out of a PD ordinance.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Radke, seconded by Commission Member Bush, the Commission voted 7-0 to close the public hearing and recommend approval of the proposed rezoning request.

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