

Planning and Zoning Commission Meeting Minutes of January 14, 2014:

13-262Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Texas North Residential, L.L.C., on Behalf of RHC/Teek, Ltd., and Builders Carpet, for Approval of a Request to Rezone Fewer than 12 Acres from "PD" - Planned Development District to "RG 27" - General Residence Townhome District, Located Approximately 1,180 Feet South of Eldorado Parkway and on the West Side of Alma Road

Mr. Steven Duong, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request.

Mr. Bob Roeder; Abernathy, Roeder, Boyd and Joplin, P.C.; 1700 Redbud # 300; McKinney, TX; concurred with the staff report. He stated that there were a lot of surrounding neighbors who submitted letters of support for this request.

Vice-Chairman Bush asked if the 1.663 acre tract, listed in the Applicant's Letter of Intent, was to the west of the current building. Mr. Roeder said yes.

Chairman Franklin opened the public hearing and called for comments.

The following people spoke in favor of the proposed rezoning request. These residents felt this rezoning request was more appropriate next to their neighborhood, would help with their home values, and would not have as many safety issues.

- Mr. Joseph Pagoria, 7712 Copper Mountain Ln., McKinney, TX
- Mr. Joshua Bailey, 3201 Mile High Ln., McKinney, TX
- Cody Manning, 7700 Copper Mountain Ln., McKinney, TX

On a motion by Commission Member Hilton, seconded by Commission Member Osuna, the Commission voted unanimously to close the public hearing and recommend

approval of the proposed rezoning request as recommended by staff, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 4, 2014.

Chairman Franklin stepped down during the consideration of item # 13-115SP2, due to a possible conflict of interest.