

**Planning and Zoning Commission Meeting Minutes of July 24, 2012:**

**12-125Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of Lifestyle Communities of Texas for Approval of a Request to Rezone Approximately 31.63 Acres from "PD" - Planned Development District to "RS 45" - Single Family Residential District, Located on the Southeast Corner of Hardin Boulevard and Sorrell Road.**

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provision as listed in the staff report.

Mr. Jeff Miles, JBI Partners, 16301 Quorum Dr., Addison, TX, explained the proposed rezoning request and stated that he concurred with the staff report. He stated that the proposed homes should start out around the \$300,000 price range.

Chairman Clark opened the public hearing and called for comments.

Dr. Al Johnston, 1300 Winston Dr., McKinney, TX 75070, expressed concerns over privacy and lighting issues. He suggested having a living screen to address these concerns.

Mrs. Joy Sorrell Wood, 620 Denton Creek Dr., McKinney, TX 75070, asked about the entrances to this proposed development. Mr. Michael Quint, Senior Planner for the City of McKinney, stated that one entrance would be off of Hardin Road and the other off of Sorrell Road.

The Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Franklin, to close the public hearing.

Mr. Michael Quint, Senior Planner for the City of McKinney, briefly discussed the existing tree line along the property that he felt would most likely be maintained. He felt that privacy fences would most likely be installed. Mr. Quint briefly discussed McKinney's Lighting Ordinance. He stated that there are not any standards for vehicle headlights that would address those lighting concerns.

Mr. Jeff Miles, JBI Partners, Inc., stated that they do not want to delay this development. He stated that he is willing to meet with the neighbors to discuss possible solutions to their privacy and lighting concerns.

Commission Member Bush felt the applicant was being very accommodating by down zoning the property. He felt that the lighting issues would be far worse with a multi-family or townhome development on the property.

Vice-Chairman Lindsay felt this proposed development was a good project for the property.

The Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Bush, to recommend approval of the rezoning request as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 21, 2012.