

Planning and Zoning Commission Meeting Minutes of June 24, 2014:

14-129Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, P.C., on Behalf of Frisco Independent School District and LCGRCRI, L.P., for Approval of a Request to Rezone Fewer than 55 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the South Side of Stacy Road and at the Terminus of McKinney Ranch Parkway

Ms. Samantha Pickett, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance with the Comprehensive Plan.

Commission Member Stevens asked if Ridge Road was planned to go through the southern end of the property. Ms. Pickett said no.

Vice-Chairman Franklin asked if any major thoroughfares were planned to go through the tract of land. Ms. Pickett said no. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that there had been some discussion that Ridge Road might transition into a modified collector street; however, nothing had been formally decided on it yet.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Joplin, P.C.; 1700 Redbud, McKinney, TX; explained the proposed rezoning request and briefly discussed some of the development planned around the property.

Commission Member Stevens asked if the applicant would consider having commercial uses on the property along the Stacy Road frontage. Mr.

Roeder questioned if there was a demand for commercial or office uses in this area at this time. He stated that he did not put a lot of stock in the City's 60% residential uses and 40% commercial uses tax base goal.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Commission Member Hilton, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Commission Member McReynolds was in support of the proposed rezoning due to the proximity of the future high school being located next to this property.

On a motion by Vice-Chairman Bush, seconded by Commission Member McReynolds, the Commission voted to recommend approval of the proposed rezoning request as requested by the applicant, with a vote of 6-0-1. Chairman Franklin voted against the motion.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 15, 2014.