

Planning and Zoning Commission Meeting Minutes of February 26, 2013:

12-225Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of Today McKinney Ranch II, L.P., and TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Fewer than 34 Acres from "AG" - Agricultural District, "PD" - Planned Development District, and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, to Allow for Single Family Residential and Commercial Uses, Located on the Northeast Corner of Stacy Road and Future Collin McKinney Parkway

Mr. Alex Glushko, Planner II for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request as conditioned in the staff report.

Commission Member Thompson asked if there was only one point of access from the proposed development onto Collin McKinney Parkway. Mr. Glushko said yes.

Commission Member Thompson asked how many homes were proposed for the development. Mr. Glushko did not have that information and suggested the applicant address his question.

Commission Member Thompson had concerns about the access for the proposed development. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that this development would tie into the Village Park subdivision which has multiple access points to other roadways.

Mr. Levi Wild, Sanchez and Associates, 220 E. Virginia St., McKinney, TX, concurred with the staff report. He stated that the single family residential tract has approximately 90 lots.

Commission Member Gilmore asked about the entrances into this subdivision. Mr. Wild stated that there would be five access points with one on Collin McKinney Parkway, one on Stacy Road, and three to the Village Park subdivision.

Commission Member Thompson asked if Collin McKinney Parkway would have a median at that location. Mr. Wild said yes.

Chairman Clark opened the public hearing and called for comments.

Mr. Dario Pastrana, Palmas Real Estate, 612 Glendevon Dr., McKinney, TX, had general questions about the proposed single family and commercial development on the subject property. Mr. Wild stated that there was not currently a commercial developer for this property, so he could not answer questions regarding building sizes, future uses, or price points. Mr. Wild stated that they plan to develop the single family similar to the Village Park subdivision.

Chairman Clark asked for verification that the Village Park subdivision is located adjacent to the north of the subject property. Mr. Wild said yes.

Commission Member Gilmore asked if the developer would be required to have a homeowner's association for this development. Mr. Quint stated that if there are common areas within the subdivision, which this single family residential development should have, then it would be subject to a homeowner's association.

The Commission unanimously approved the motion by Commission Member Gilmore, seconded by Commission Member Kochalka, to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 19, 2013.