

**Planning and Zoning Commission Meeting Minutes of June 25, 2013:**

**13-099Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shupe Ventura Lindelow Olsen, on Behalf of Central & Fannin Wilson 155, L.L.L.P., for Approval of a Request to Zone Fewer than 154 Acres to "PD" - Planned Development District, Generally to Allow for Commercial Uses and to Modify the Development Standards, Generally Located on the Northeast Corner of F.M. 543 and U.S. Highway 75 (Central Expressway)**

Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed zoning request. He stated that Staff recommends approval of the proposed zoning request with special ordinance provisions listed in the staff report.

The applicant did not wish to make a comment.

Chairman Clark had a question about the type of businesses allowed in the Office Park module. Mr. Satarino explained that the module type in the Comprehensive Plan shows this area to be Office Park which allows for office uses and a certain percentage of other uses like retail. He stated that the full acreage of this property could develop with retail uses and still align with the Comprehensive Plan. Mr. Quint, Director of Planning for the City of McKinney, explained that the module system in the Comprehensive Plan allows for flexibility to respond to the current market. He stated that Staff had reviewed the proposed uses for this property and determined that it was in conformance with the allowed percentages. Mr. Quint stated that Staff was recommending approval of this proposed zoning request.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Vice-Chairman Franklin, seconded by Commission Member Kochalka, to close the public hearing and recommend approval of the proposed zoning request as outlines in the staff report with a vote of 7-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 16, 2013.