

Planning and Zoning Commission Meeting Minutes of June 26, 2012:

Commission Member Franklin stepped down during the consideration of Agenda Item 12-116Z, due to a possible conflict of interest.

12-116Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 31, L.P., for Approval of a Request to Rezone Approximately 41.63 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 Southwest Corner of Van Tuyl Parkway and Alma 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 provisions as listed in the staff report.

Chairman Clark asked Mr. Quint to briefly describe a pattern book. Mr. Quint stated that a pattern book is a modified set of regulations loosely based on a form-based code that addresses architectural design, parking, land-use, building set-backs, build-to lines, etcetera.

Mr. Robert Roeder, 1700 Redbud Blvd, Suite # 300, McKinney, TX, concurred with the Staff Report.

Commission Member Bush asked about the timeline for the project. Mr. Roeder explained that phase one of the project should be completed within 30 months of the zoning request being approved by City Council. He stated that

subsequent phases would follow and that the development on this subject property should be built out by 2019.

Commission Member Bush asked for clarification on phase one of the project. Mr. Roeder stated that it will be on Parcel A shown on the proposed Open Space Master Concept Plan, located at the northwest corner of Henneman Way and Alma Road.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission approved the motion by Vice-Chairman Lindsay, seconded by Commission Member Bush, to close the public hearing and recommend approval of the rezoning request as recommended by Staff with a vote of 5-0-1, Commission Member Franklin abstained.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 17, 2012.

Commission Member Franklin returned to the Council dias.