

**DRAFT - Planning and Zoning Commission Meeting Minutes of November 8, 2016:**

**16-277Z      Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Generally Located at the Northern Terminus of Tremont Boulevard and Along the Northern Side of Darrow Drive**

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant was proposing slight modifications to the Phase 4 pattern book with modification to the lot and street layout. Mr. Bloxham stated that since the pattern book was part of the adopted zoning any change was considered to be a rezoning request and it was required to come before the Planning and Zoning Commission for their recommendation. He stated that the property was rezoned in July 2015, which established a new Phase 4 pattern book. Mr. Bloxham stated that while slight modifications to the pattern book for Phase 4 were being proposed, the intent of the pattern book and the character prescribed for the overall development in the pattern book would remain. He stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Mac Hendricks, Southern Land Company, 1804 Forest Hills, McKinney, TX, concurred with the Staff report. He stated that they were requesting a slight modification to the pattern book. Mr. Hendricks requested approval of the rezoning request and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Mantzey, seconded by Commission Member

McCall, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 6, 2016.