

**Planning and Zoning Commission Meeting Minutes of November 13, 2012:**

**12-188Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dallas Design Build, on Behalf of V.F.B. Family, Ltd. Partnership for Approval of a Request to Rezone Approximately 0.80 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located Approximately 1,100 Feet West of Bois D'Arc Road and on the South Side of U.S. Highway 380 (University Drive)**

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 with the special ordinance provisions listed in the revised staff report.

Commission Member Bush asked for clarification on this rezoning request. Mr. Michael Quint, Director of Planning for the City of McKinney, explained various developers had requested a flex space that had components of retail/office/warehouse uses. He stated that a new land use for a flex space was proposed during the November 5, 2012 ordinance amendments; however, it was not approved. Mr. Quint stated that rezoning the property from "ML" – Light Manufacturing to "C" - Planned Center District would mean more commercial uses and less industrial.

Mr. Sam Ellis, 6916 Echo Canyon, McKinney, TX, gave a brief history of the property.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Bush, seconded by Commission Member Hilton, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 4, 2012.