

Planning and Zoning Commission Meeting Minutes of July 9, 2013:

13-096Z3 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 17, L.P. and VCIM Partners, L.P., for Approval of a Request to Rezone Fewer than 7 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 Modify the Allowed Land Uses and Development Standards, Located on the Northwest Corner of Chief Spotted Tail Drive and Alma Road

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance with the character and vision prescribed by Appendix B-2 (Regional Employment Center – Overlay Urban Design Standards) and Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance as outlined in the staff report.

Mr. Robert (Bob) Roeder; Abernathy, Roeder, Boyd & Joplin, P.C.; 1700 Redbud Blvd., Suite # 300, McKinney, TX, explained the proposed rezoning request and requested a recommendation for approval.

Commission Member Gilmore asked Mr. Roeder if there would be a gate at the proposed facility. Mr. Roeder stated that there would be a fence between the residential lots and the facility. He stated that it would not be any gated entries.

Chairman Clark asked Mr. Roeder who would maintain the proposed park on the property. Mr. Roeder stated that the property owner would maintain the park. He stated that they do not plan to dedicate it to the public or Homeowner's Association (HOA).

Chairperson Clark opened the public hearing and called for comments. There were none.

Chairman Clark asked Staff about the special ordinance provisions listed in the staff report. Mr. Michael Quint, Director of Planning for the City of McKinney, read them aloud. Chairman Clark asked Mr. Roeder if they were fine with these special ordinance provisions. Mr. Roeder said yes.

Commission Member Hilton expressed concerns regarding several recent rezoning requests seeking exceptions to the "REC" - Regional Employment Center Overlay District's standards. He felt that if these exceptions continued to be approved that we would be getting further away from the initial intent and character envisioned for the "REC" – Regional Employment Center Overlay District. Commission Member Hilton asked Staff where City Council stood on this issue. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that he had not been requested to make amendments to the "REC" – Regional Employment Center Overlay District; however, was willing to propose amendments if the Planning and Zoning Commission and/or City Council requested it.

The Commission voted unanimously, on a motion by Commission Member Gilmore, seconded by Commission Member Thompson, to close the public hearing and to recommend approval of the rezoning request with the special ordinance provision listed in the staff report, with a vote of 5-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 5, 2013.