

**Planning and Zoning Commission Meeting Minutes of October 8, 2013:**

**13-193Z     Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, on Behalf of VCIM Partners, L.P., for Approval of a Request to Rezone Fewer than 4 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 TPC Drive**

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.

Commission Member Kochalka asked why this request did not fit into the character of the “REC” - Regional Employment Center. Ms. Gleinser explained that the intent of the “REC” - Regional Employment Center was to have the structures near the street to encourage an interactive pedestrian streetscape. She stated that the building was proposed to be pulled back off the street and the parking and fire lane would be located out front, which disconnected the pedestrians on the street and the use of the building.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Joplin, PC; 1700 Redbud # 300; McKinney, TX; explained the proposed rezoning request. He stated that his client intends to build a high quality wedding chapel and reception hall, which he

felt was already an allowed use for the property. Mr. Roeder explained that the lot was an unusual shape. He felt that there were other examples of structures in the “REC” – Regional Employment Center there were not built up to the street. Mr. Roeder stated that the rezoning request addressed the building not being built near the street, the parking layout that they felt would be best for the development, and not meeting the City of McKinney’s Architectural and Site Standard requirements. He stated that his client was comfortable with the conditions for approval listed in the staff report.

Vice-Chairman Bush asked to clarify that the applicant was willing to accept the conditions for approval listed in the staff report. Mr. Roeder said yes.

Commission Member Kochalka asked if the development had to meet Craig Ranch’s Architectural Standards as well. Mr. Roeder said yes.

Commission Member Kochalka asked about the proposed building materials and if they were included on the elevations. Mr. Roeder stated that the list of building materials was included on the elevations. He stated that they are planning to use manufactured stone, three layers of stucco, EIFS (Exterior Insulation Finishing System), and architectural CMU (Concrete Masonry Units) for accent pieces.

Commission Member Osuna asked why the proposed development would not meet the Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance. Mr. Roeder stated that his client proposes to use more than 50% stucco on the exterior of the building.

Commission Member Gilmore asked how many people would office at this location on a regular basis. Mr. Roeder stated approximately ten people.

Commission Member Kochalka asked if there were any concerns being located next to a driving range. Mr. Roeder said no.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Bush, seconded by Commission Member Thompson, the Commission voted unanimously to close the public hearing and to recommend approval of the rezoning request as recommended by staff, with a vote of 6-0-0.

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