

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

**13-187Z     Conduct a Public Hearing to Consider/Discuss/Act on the Request by Baird, Hampton & Brown, Inc., on Behalf of TCG Custer/380 Investors, L.L.C., for Approval of a Request to Rezone Fewer than 2 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "BG" - General Business District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of Custer Road and U.S. Highway 380 (University Drive)**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request.

Commission Member Kochalka asked if the reason behind the rezoning request was because the applicant did not wish to provide a concept plan for the entire tract of land. Ms. Gleinser said yes.

Commission Member Gilmore had a question about what could be built in the proposed zoning. Ms. Gleinser stated that their proposed development could be built under the current zoning; however, the applicant did not want to provide a concept plan for the entire tract of property.

Mr. Gene Capps; Baird, Hampton & Brown, Inc.; 4550 State Highway 360; Suite 180; Grapevine, TX; concurred with the staff report.

Commission Member Kochalka questioned a comment in the letter of intent that stated the applicant would not be subject to the Stonebridge Ranch requirements with the approval of the proposed rezoning request. Mr. Capps felt

that the rezoning request met Stonebridge Ranch's typical requirements; however, he stated that they did not want to submit a concert plan for the approximately 51 acre tract of property when their proposed development would only be about one acre of it.

Commission Member Kochalka asked if the deed restrictions would still apply if the property was rezoned. Mr. Capps said yes.

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