

**Planning and Zoning Commission Meeting Minutes of May 13, 2014:**

**14-112Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of R.D. Offutt Company, for Approval of a Request to Rezone Fewer than 11 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 on the Southeast Corner of U.S. Highway 75 (Central Expressway) and Wilmeth Road**

Ms. Samantha Pickett, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the Staff report.

Commission Member Osuna asked if the proposed revisions to the rezoning request addressed City Council’s earlier concerns. Mr. Michael Quint, Director of Planning for the City of McKinney, briefly discussed City Council’s earlier concerns and stated that the proposed rezoning request tried to address these concerns.

Commission Member Stevens stated that he was impressed with the R.D. Offutt Company from what he read on-line and felt the tax sales received would be beneficial for the City.

Commission Member Stevens expressed concerns about what other businesses could go into the location 20 years from now if the R.D. Offutt Company decided to leave this location. Mr. Quint stated that a change in use on the property would require that the parking facility be upgraded.

Commission Member Osuna asked about the proposed landscaping around the screening wall. Mr. Quint briefly discussed the proposed landscaping.

Jon David Cross, Cross Engineering Consultants, 131 S. Tennessee Street, McKinney, TX, explained the proposed rezoning request and briefly discussed the R.D. Offutt Company.

Chairman Franklin opened the public hearing and called for comments.

Mr. Tim Curran, R.D. Offutt Company, 700 S. 7<sup>th</sup> Street, Fargo, ND, turned in a speaker's card in favor of the proposed rezoning request; however, did not speak during the meeting.

On a motion by Commission Member Stevens, seconded by Commission Member Osuna, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 4-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 3, 2014.