

11-149Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a Request to Rezone Approximately 4.32 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Location on the Southeast Corner of Adriatic Parkway and Mediterranean Drive.

Mr. Michael Quint, Senior Planner 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 Staff Report.

Commission Member George Bush asked why the proposed point standard for proposed building elevations was different than what the letter of intent reflected. Mr. Quint stated that Staff discussed this change with the applicant and they were in agreement with the proposed modifications to the Architectural Standard requirements detailed in the Staff Report.

Commission Member Dave Kochalka asked if Staff would be able to approve site plans and landscape plans at Staff level if the zoning was approved. Mr. Quint stated yes.

Commission Member George Bush asked about the requirement that a specific amount of commercial development be constructed prior to any residential development being built. Mr. Quint explained that the proposed rezoning request will not have any impact on the existing construction timing regulations in the existing planned development district ordinances that are applicable to the subject property.

The applicant did not have any comments.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commissioner David Kochalka, seconded by Commissioner George Bush, to close the public hearing.

The Commission unanimously approved the motion by Commissioner Larry Thompson, seconded by Commissioner Rick Franklin, to recommend approval of the rezoning request as recommended by Staff.

Chairman Robert S. Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 1, 2011.