

## PLANNING AND ZONING COMMISSION

APRIL 26, 2016

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Tuesday, April 26, 2016 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Cameron McCall, Brian Mantzey, Pamela Smith, and Mark McReynolds - Alternate

Staff Present: Director of Planning Brian Lockley, Planning Manager Matt Robinson, Planners Eleana Galicia and Aaron Bloxham, Planning Technician Kathy Wright, and Administrative Assistant Terri Ramey

There were three guests present.

Chairman Cox called the regular meeting to order at 6:00 p.m. after determining a quorum was present.

Chairman Cox explained the format and procedures of the meeting, as well as the role of the Commission. He announced that some of the items considered by the Commission on this date would be only heard by the Planning and Zoning Commission and others would be forwarded on to City Council. Chairman Cox stated that he would advise the audience if the case will go on to City Council or be heard only by the Planning and Zoning Commission. He stated that guests would need to limit their remarks to three minutes and speak only once. Chairman Cox explained that there is a timer located on the podium, and when one minute of the speaker's time is remaining the light will switch to yellow, and when the time is up the light will change to red. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

Chairman Cox continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Smith, seconded by Commission Member McCall, to approve the following two Consent items with a vote of 7-0-0.

**16-437 Minutes of the Planning and Zoning Commission Work  
Session of April 12, 2016**

**16-438 Minutes of the Planning and Zoning Commission  
Regular Meeting of April 12, 2016**

**END OF CONSENT**

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**16-083PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1, 2, 3 and 4, Block A, of the Victory @ Stonebridge Addition, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Stonebridge Drive**

Mr. Aaron Bloxham, Planner for the City of McKinney, explained the proposed preliminary-final replat. He stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff report. Mr. Bloxham offered to answer questions. There were none.

Mr. Patrick Filson, Kirkman Engineering, 4821 Merlot Ave., Grapevine, TX, concurred with the Staff report and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. Nobody initially came forward.

A motion by Commission Member Kuykendall, seconded by Commission Member McCall, to close the public hearing and approve the request was withdrawn after a resident asked if he could speak on this item.

Mr. Kevin Arnold, 1909 Canyon Wren Dr., McKinney, TX, stated that he had not seen any elevations on how the development was going to look from the street. He stated that he was excited about the future growth of the Highway 380 (University Dr.) in that area; however, expressed concerns regarding how the proposed development might detract from Stonebridge Ranch's beautiful entrance.

Chairman Cox asked Staff to address what was required in replatting the property. Mr. Bloxham explained that this request was only looking at subdividing the property into smaller pieces. He stated that there was a separate site plan submitted for the proposed development that would be considered at a future date. Mr. Bloxham was not aware of any elevations for the site plan being submitted to the City at this time. He pointed out where the gas station was proposed on the subject property and stated that it was interior to other proposed developments on the property. Mr. Bloxham restated that the item before the Commission was only regarding subdividing the property into four smaller lots.

Chairman Cox asked Mr. Bloxham if a site plan or specific use permit for the proposed development would come before the Commission for consideration. Mr. Bloxham stated that it would depend on the zoning. Ms. Eleana Galicia, Planner for the City of McKinney, stated that she was currently reviewing the specific use permit (SUP) for the proposed gas station on the subject property. She stated that there would be a public hearing for the specific use permit (SUP) at a future date. Ms. Galicia stated that typically the applicant would submit elevations after the specific use permit (SUP) was approved. She stated that the City of McKinney had architectural standards for commercial buildings that must be met. Ms. Galicia stated that a site plan was also in the review process for the subject property. She stated that the site plan should be administratively approved by Staff. Ms. Galicia offered to communicate with Mr. Arnold regarding the specific use permit (SUP) and site plan currently in the review process.

Commission Member Cobbel wanted to clarify that the item being considered at this meeting was the replat of the property and the applicant had met all of the City's requirements. Mr. Bloxham said yes.

Commission Member Mantzey asked if the proposed development would also fall under Stonebridge Ranch's restrictions. Mr. Bloxham stated that it would fall under the Stonebridge Ranch Homeowners Association (HOA).

Mr. Filson stated that the Stonebridge Ranch entrance would remain with the landscaping on the corner. He felt that the proposed development and landscaping would look even nicer when driving down Stonebridge Drive than it currently does. Mr. Filson stated that they would have to follow the City's and Stonebridge Ranch's requirements; therefore, the proposed development would look very nice. He offered to share the current proposed elevations and speak with Mr. Arnold help address his concerns.

On a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and approve the proposed preliminary-final replat as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for the proposed preliminary-final replat.

**16-048SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Amenity Center (Stacy Crossing Amenity Center), Located on the Southwest Corner of Mitchell Drive and Kickapoo Drive**

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed site plan request. She stated that site plans could typically be approved by Staff; however, the applicant was requesting a variance to relocate the required screening on the western property line to screen the amenity center from view of the residential uses located west of the subject property which must be considered and acted upon by the Planning and Zoning Commission. Ms. Galicia stated that Staff recommends approval of the proposed site plan request and associated variance as conditioned in the Staff report. She offered to answer questions. There were none.

The applicant was not present to give a presentation.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded Vice-Chairman Zepp, the Commission voted unanimously to close the public hearing and approve the proposed site plan and associated variance as conditioned in the Staff report, with a vote of 7-0-0.

**END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

Mr. Brian Lockley, Director of Planning for the City of McKinney, reminded the Commission about the SERVE McKinney Open House taking place in June 2016. Commission Member McCall and Chairman Cox thanked Staff for preparing the agenda and packet on Thursday.

There being no further business, Chairman Cox declared the meeting adjourned at 6:16 p.m.

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BILL COX  
Chairman