

Planning and Zoning Commission Meeting Minutes of September 11, 2012:

12-078M Conduct a Public Hearing to Consider/Discuss the Request by the City of McKinney, to Amend Section 138-429 (Location - Generally) of the Code of Ordinances Pertaining to Sexually Oriented Businesses; to Amend Sections 5 (Approval Required), 8 (Variances and Appeals), 9 (Definitions), 73 (General Development Plan), 74 (Preliminary-Final Plat), 75 (Preliminary-Final Replat), 76 (Record Plat), 77 (Minor Plat), 78 (Minor Replat), 79 (Amending Plat), 81 (Conveyance Plat), 99 (Lots), 105 (Improvements), 106 (Screening and Buffering of Certain Residential Lots Adjacent to Streets), and 157 (Conveyance of Land Requirements) of the Subdivision Ordinance (Chapter 142 of the Code of Ordinances); to Amend Sections 40 (Nonconforming Uses and Nonconforming Structures), 41 (Specific Use Permits), 42 (Temporary Uses), 44 (Access Management Plan Approval), 45 (Site Plan Approval), 46 (Definitions), 67 (AG - Agricultural District), 68 (RED-1 - Residential Estates District), 69 (RED-2 - Residential Estates District), 70 (RS 120 - Single Family Residence District), 71 (RS 84 - Single Family Residence District), 73 (RS 60 - Single Family Residence District), 74 (RS 45 - Single Family Residence District), 75 (RD 30 - Duplex Residence District), 77 (RG 25 - General Residence District), 78 (RG 18 - General Residence District), 79 (MF-1 - Multi-Family Residential - Low Density District), 80 (MF-2 - Multi-Family Residential - Medium Density District), 81 (MF-3 - Multi-Family Residential Medium-High Density District), 83 (NC - Neighborhood Convenience District), 84 (BN - Neighborhood Business District), 85 (BG - General Business District), 86 (C - Planned Center District), 87 (O-1 - Neighborhood Office District), 88 (O - Office District), 89 (BC - Commercial Business District), 90 (ML - Light Manufacturing District), 91 (MH - Heavy Manufacturing District), 95 (MTC - McKinney Town Center District), 96 (CHD - Commercial Historic District), 130 (Vehicle Parking), 131 (Off-Street Loading), 132 (Fences, Walls, and Screening), 133

(Accessory Buildings and Uses), 134 (Performance Standards), 135 (Landscape Requirements), 137 (Communications Antennas, Satellite Dishes and Support Structures/Towers), 139 (Architectural and Site Standards), 162 (Administrative Official), 164 (Changes and Amendments), 165 (Board of Adjustment), Appendix C (Historic District Maps), Appendix F-1 (Schedule of Yards and Setbacks), Appendix F-2 (Schedule of Heights, Areas, and Densities), and Appendix F-4 (Schedule of Uses) of the Zoning Ordinance (Chapter 146 of the Code of Ordinances); to Create Sections 42 (Dormancy and Approval Expirations) and 82 (Administratively Complete) of the Subdivision Ordinance (Chapter 142 of the Code of Ordinances); and to Create Sections 102 (RS SM - Single Family Residence District) and 141 (Residential Development Design Standards) of the Zoning Ordinance (Chapter 146 of the Code of Ordinances).

Mr. Michael Quint, Director of Planning for the City of McKinney, gave the staff report and explained the proposed amendments to the Zoning and Subdivision Ordinances as well as Chapter 138 of the Code of Ordinances pertaining to the location of sexually oriented businesses. He stated that staff recommends the Planning and Zoning Commission consider and discuss the proposed amendments to Chapters 138 (Sexually Oriented Businesses), 142 (Subdivision Regulations), and 146 (Zoning Regulations) of the Code of Ordinances.

Commission Member Kochalka stated that staff had worked really hard on these amendments and he felt it will be well received.

Chairman Clark felt these amendments kept the City's standards high and would keep development moving fast when it complies.

Commission Member Hilton asked if sexually oriented businesses could be prohibited. Mr. Quint did not believe that sexually oriented business could be prohibited; however, he stated that certain limitations could be placed on the use.

Commission Member Bush stated that he had made some recommended changes to the ordinance and was glad to see that they had been incorporated into these amendments.

Chairman Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lindsay, seconded by Commission Member Hilton, the Commission unanimously approved the motion to close the public hearing.

Chairman Clark stated that there would not be any action taken on this item tonight. Mr. Quint stated that there would be a joint Planning and Zoning Commission/City Council held on October 1, 2012.