

PLANNING AND ZONING COMMISSION

SEPTEMBER 8, 2015

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on September 8, 2015 at 6:00 p.m.

Commission Members Present: Chairman Rick Franklin, Vice-Chairman Matt Hilton, Deanna Kuykendall, Mark McReynolds, Dick Stevens, Eric Zepp, and Cameron McCall - Alternate

Commission Members Absent: Jim Gilmore

Staff Present: Interim Director of Planning Brian Lockley, Planning Manager Brandon Opiela, Planner II Samantha Pickett, Planners Eleana Galicia and Aaron Bloxham, and Administrative Assistant Terri Ramey

There were eleven guests present.

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

Chairperson Franklin 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. Chairperson Franklin 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. Chairperson Franklin 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 from yellow to red and a buzzer will sound. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

Chairman Franklin continued the meeting with the Consent Item.

The Commission unanimously approved the motion by Commission Member Stevens, seconded by Alternate Commission Member McCall, to approve the following four Consent items, including a minor correction to the minutes, with a vote of 7-0-0.

**15-870 Minutes of the Planning and Zoning Commission
Regular Meeting of August 25, 2015**

15-213CVP Consider/Discuss/Act on a Conveyance Plat for Lots 5 and 6, Block A, of the Tour Drive South Addition, Located on the East Side of Custer Road and on the North Side of Collin McKinney Parkway

15-214PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 6R and 7R, Block A, of the Tour Drive South Addition, Located on the East Side of Custer Road and on the North Side of Collin McKinney Parkway

15-035PF Consider/Discuss/Act on the Request on a Preliminary-Final Plat for Lot 1, Block A, of the Samaritan Inn Addition, Located Approximately 350 Feet North of Interchange Drive and on the East Side of State Highway 5 (McDonald Street)

END OF CONSENT

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

14-166Z8 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District, Generally to Allow for Single Family Residential Uses, Located on the Southwest Corner of McKinney Place Drive and Collin McKinney Parkway

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request and gave a brief history of the submittal. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Tyler Scott, 402 N. Tennessee St., McKinney, TX, explained the proposed rezoning request and offered to answer questions. There were none.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member McReynolds, seconded by Commission Member Zepp, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 6, 2015.

15-215SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Luxury Seniors at Craig Ranch Apartments, Located Approximately 370 Feet East of Custer Road and on the North Side of Collin McKinney Parkway (REQUEST TO BE TABLED)

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item tabled to the September 22, 2015 Planning and Zoning Commission meeting per the applicant's request.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Hilton, seconded by Commission Member Kuykendall, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the September 22, 2015 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

15-183SP Conduct a Public Hearing to Consider/Discuss/Act on Site Plan for an Amenity Center (Wilmeth Ridge Amenity Center), Located Approximately 815 Feet East of Ridge Road and on the North Side of Future Wilmeth Road.

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained the proposed site plan request and associated variances. He stated that Staff recommends approval of the proposed site plan and associated variances as conditioned in the Staff report. Mr. Bloxham offered to answer questions. There were none.

Mr. Jack Myers, David C. Baldwin, Inc., 730 E. Park Blvd., Plano, TX, offered to answer questions. There were none.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McReynolds, the Commission voted unanimously to close the public hearing and approved of the proposed site plan request and associated variances as conditioned in the Staff report, with a vote of 7-0-0.

15-176PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R2, 4, 5, and 6, Block A, of the Shops at Eagle Point, Located Approximately 1,200 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Custer Road

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed preliminary-final replat. She stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff report and offered to answer questions. There were none.

The applicant was not present at the meeting. Ms. Galicia stated that the applicant was not able to attend the meeting, was in agreement with the Staff's recommendations, and requested that the Commission approve this request.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Alternate Commission Member McCall, seconded by Commission Member Zepp, 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 Franklin stated that the Planning and Zoning Commission was the final approval authority for the proposed preliminary-final replat.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

There being no further business, Chairman Franklin declared the meeting adjourned at 6:11 p.m.

RICK FRANKLIN
Chairman