

## PLANNING AND ZONING COMMISSION

SEPTEMBER 27, 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, September 27, 2016 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Janet Cobbel, Deanna Kuykendall, Brian Mantzey, Pamela Smith, and Mark McReynolds – Alternate

Commission Members Absent: Vice-Chairman Eric Zepp and Cameron McCall

Staff Present: Director of Planning Brian Lockley, Planning Manager Samantha Pickett, Planner Danielle Quintanilla, and Administrative Assistant Terri Ramey

There were two 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 approved the motion by Alternate Commission Member McReynolds, seconded by Commission Member Kuykendall, to approve the following three Consent items, with a vote of 6-0-0.

**16-965 Minutes of the Planning and Zoning Commission Work Session of September 13, 2016**

**16-966 Minutes of the Planning and Zoning Commission Regular Meeting of September 13, 2016**

**16-266CVP Consider/Discuss/Act on a Conveyance Plat for Lots 3R and 4, Block A of The Heights at Westridge, Planning Area 12, Parcel 1209, Located Approximately 545 Feet South of Westridge Boulevard and on the West Side of Independence Parkway**

**END OF CONSENT**

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

**16-255Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "LI" - Light Industrial District, Located at 717 Tower Lane (REQUEST TO BE TABLED)**

Ms. Samantha Pickett, Planning Manager for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item tabled to the October 11, 2016 Planning and Zoning Commission meeting per the applicant's request.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member Smith, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the October 11, 2016 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 6-0-0.

**16-260Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" Light Industrial District, Located Approximately 750 Feet South of Bloomdale Road and on the East Side of Redbud Boulevard**

Mr. Brian Lockley, Director of Planning for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommended approval of the proposed rezoning request and offered to answer questions.

Commission Member Mantzey asked about the proposed gun range and how it might affect the surrounding residential neighborhood.

Mr. Jesse Miller, PBK Architects, 14001 Dallas Pkwy., Dallas, TX, stated that there would be a large indoor shooting range on the subject property. He stated that they had taken many measures to limit the pollutant noise; however, there could possibly be some noise heard from it. Mr. Miller stated that the proposed gun range would be approximately 1,200' – 1,300' from the nearest residential property.

Commission Member Smith asked if the proposed facility would be open to the public. Mr. Miller stated that they currently do not plan to have it open to the public. He stated that the City of McKinney and Collin College currently have an agreement for the use of the proposed facilities. Mr. Miller stated that depending on the City of McKinney and Collin College's shooting range schedules there could be potential times when it might be available for public use. He stated that protocols would first need to be set before that could happen. Mr. Miller stated that the fire training facility would not be open to the public. He offered to answer additional questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Mantzey, seconded by Alternate Commission Member McReynolds, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 18, 2016.

**END OF THE REGULAR ITEMS AND PUBLIC HEARING ITEMS**

Mr. Brian Lockley, Director of Planning for the City of McKinney, stated that he had e-mailed information regarding a training opportunity to the Commission. He asked that they review it and get back with Staff if they were interested in participating in the conference.

Chairman Cox thanked the Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:12 p.m.

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BILL COX  
Chairman