

**MINUTES
CITY OF MCKINNEY, TEXAS
PLANNING & ZONING COMMISSION
TUESDAY, APRIL 26, 2011
6:30 P.M. – COUNCIL CHAMBER – CITY HALL**

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, 2011 at 6:30 p.m.

Commission Members present were Robert S. Clark, Darrell Tate, Ray Eckenrode, Sean Lingenfelter, George Bush, Sean Lingenfelter, Jack Radke and Larry Thompson. Staff members present were Director of Planning Jennifer Cox, Senior Planners Brandon Opiela and Michael Quint, Planner Anthony Satarino, and Administrative Assistant Terri Ramey.

There were approximately sixty-six guests present.

Chairperson Clark presided.

Chairperson Clark 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 further considered by City Council at its regularly scheduled meeting of May 17, 2011, unless otherwise indicated, and that all required revisions should be submitted to the Planning Department for its review by April 28, 2011. He requested that applicants and Staff limit their remarks to ten minutes each and that guests limit their remarks to five minutes and speak only once. Chairperson Clark 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 issues.

Chairperson Clark began the agenda with the Consent Item.

**Consider/Discuss/Act on the Minutes of the
April 12, 2011 Planning and Zoning
Commission Regular Meeting.**

On a motion by Commission Member Lingenfelter, seconded by Commission Member Radke, the Commission voted 7-0 to approve the Consent Item.

Chairperson Clark began the agenda with the Regular Items.

11-046Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of Zerga Investments, for Approval of a Request to Rezone Approximately 2.26 Acres from "PD" – Planned Development District to "C" – Planned Center District, Located on the Southwest Corner of North Brook Drive and U.S. Highway 75 (Central Expressway).

Mr. Anthony Satarino, Planner for the City of McKinney, stated that the subject property is currently platted as Lot 1B, Block R of the North Brook Addition. He stated that an associated site plan for an automobile sales facility (Brandon Tomes Subaru) has been submitted and is in review by Staff. Mr. Satarino stated that should the proposed rezoning request not be approved, the associated site plan cannot be approved. He stated that the property is currently zoned PD Ordinance No. 2006-03-032, which stipulates a base zoning district of "C" – Planned Center. Mr. Satarino stated that the property has been rezoned a total of three times. He stated that the governing PD ordinance and the previous ordinance each have an attached exhibit, but maintained the base zoning district of "C" – Planned Center. Mr. Satarino stated that per the requirements of the governing planned development ordinance, the subject property must generally conform to the attached exhibit. He stated that the purpose of this rezoning request is to eliminate the attached exhibit in order for the applicant to develop the site. Mr. Satarino stated that if approved, the entire site will develop under the "C" – Planned Center District regulations of the Zoning Ordinance. He stated that Staff recommends approval of the proposed rezoning request as conditioned in the Staff Report.

Mr. Bob Roeder with Abernathy, Roeder, Boyd & Joplin, P.C., 1700 Redbud #300, McKinney, TX 75069, stated that the presentation by Staff sums up all of the details. He stated that this area traditionally has a base zoning of "C" – Planned Center. He stated that the reason of this zoning request is to remove the previously designated site plan or building configuration and take this back to a standard zoning classification out of a PD ordinance.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Radke, seconded by

Commission Member Bush, the Commission voted 7-0 to close the public hearing and recommend approval of the proposed rezoning request.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 17, 2011.

11-040Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Carrington Partners, for Approval of a Request to Rezone Approximately 3.60 Acres from "PD" – Planned Development District to "PD" – Planned Development District, Generally to Allow Neighborhood Business Uses, Located on the Southwest Corner of Eldorado Parkway and Hudson Crossing.

Mr. Anthony Satarino, Planner for the City of McKinney, stated that the subject property is currently zoned for office and neighborhood convenience uses. He stated that the applicant is requesting a special ordinance provision to allow for the use and development of the subject property to be developed per the "R-1" Retail District regulations of PD Ordinance No. 98-11-59. Mr. Satarino stated that in 1998, the subject property was included in an approximately 220-acre area that was zoned for a mixture of uses including office, retail, multi family residential, open space, and single family residential. He stated that portions of the 220-acre area have subsequently been rezoned for different purposes, but the general layout of uses has remained intact since the zoning in 1998 was put in place. Mr. Satarino stated that the exhibit shows the current base zoning districts of the entire tract. He stated that in subsequent rezoning cases, the subject property was allowed to develop according to the regulations of the "NC" – Neighborhood Convenience District, in addition to the "O-1" – Office District. Mr. Satarino stated that the purpose of the "NC" – Neighborhood Convenience District is to provide for a limited range of services and light retail to serve the adjacent neighborhoods. He stated that the applicant is now requesting to rezone the subject property to develop according to the "R-1" – Retail District regulations as set forth in PD Ordinance No. 98-11-59. Mr. Satarino stated that the intent of the Retail District is to provide medium-intensity concentrations of shopping related commercial activities. He stated that the regulations for "R-1" –

Retail District refer to a base zoning designation of "BN" - Neighborhood Business District. Mr. Satarino stated that consistent with the zoning east of the subject property, the requested zoning designation of "R-1" per PD Ordinance No. 98-11-59 will allow a limited number of additional neighborhood business uses than what is currently allowed on the subject property. He stated that Staff feels that the rezoning request is appropriate for frontage along Eldorado Parkway and should not negatively impact the surrounding and adjacent properties. Mr. Satarino stated that Staff recommends approval of the proposed rezoning request as outlined in the Staff Report.

Mr. Arlyn Samuelson with Pogue Engineering & Development Company, Inc., 1512 Bray Central Drive, McKinney, TX 75069, agreed with the staff report.

Chairperson Clark opened the Public Hearing and called for comments. There being none, on a motion by Vice-Chairperson Tate, seconded by Commission Member Lingenfelter, the Commission voted 7-0 to close the public hearing and recommend approval of the proposed rezoning request.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 17, 2011.

11-050Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Doug Parker, for Approval of a Request to Rezone Approximately 0.33 Acres from "BN" – Neighborhood Business District to "PD" – Planned Development District, to Allow a Digital Billboard, Located on the Southeast Corner of Rockhill Road and U.S. Highway 75 (Central Expressway).

Commission Member Ray Eckenrode stepped down during the consideration of this item, due to a possible conflict of interest.

Mr. Brandon Opiela, Senior Planner for the City of McKinney, stated that he distributed five additional letters of opposition to the Planning and Zoning Commission prior to the meeting. He stated that the applicant might have some more letters of support to distribute at the meeting as well. Mr. Opiela stated that all letters of support and opposition received by the Planning Department have been shared with the Planning and Zoning Commission. He stated that the applicant is requesting to modify the zoning on the property to allow for a

billboard sign. Mr. Opiela stated that the applicant is proposing to modify the allowed use, reduce the required setbacks, increase the maximum sign height, and reduce the minimum distances between uses so that the billboard sign may be permitted on the subject property. He stated that the applicant is proposing an approximately 43' tall and approximately 50' wide billboard sign and support structure. Mr. Opiela stated that the proposed sign area will be approximately 2.3 times larger (288 verses 672) and approximately 35% taller than what is currently allowed for billboard signage (35' verses 43'). He stated that as a point of reference for the size of the proposed billboard, the adjacent property to the south (Honda Cars of McKinney) has a sign located approximately 190 feet directly south of the proposed sign, with a 10' by 10' sign and a support structure approximately 30' tall. Mr. Opiela stated that the applicant would also like to modify the minimum distance from another building from 300' to 230' and reduce the eastern setback from 15' to 8'. He stated that the existing regulations only permit billboards in agricultural and light/heavy manufacturing districts. Mr. Opiela stated that staff feels that these districts are appropriate for this type of signage since there is minimal development on or around most agricultural tracts and the industrial districts are inherently higher intensity and are generally located away from key corridors within the City such as U.S. Highway 75. He stated that staff does not feel that billboard signs are appropriate in commercial/retail districts, especially along a key commercial corridor through the City. Mr. Opiela stated that the applicant has provided an elevation showing the south facing side (visible by northbound traffic) which will be an LED screen. He stated that the north facing side (visible by southbound traffic) will be a traditional billboard with vinyl graphics. Mr. Opiela stated that the applicant has indicated that the digital side of the billboard will rotate through a total of eight (8) advertisements, displaying each advertisement for a total of eight (8) seconds before switching to the next. He stated that the U.S. Highway 75 corridor is our City's gateway from the north and south and Staff is of the opinion that the proposed rezoning request is in conflict with the Goals and Objectives of the Comprehensive Plan and feels the proposed billboard will not contribute to the attractiveness of the U.S. 75 corridor nor will the size of the proposed signage

complement the surrounding and adjacent properties. Mr. Opiela stated that staff is also concerned that approval of this request may lead to additional similar requests from other commercial properties along the U.S. Highway 75 corridor, and therefore Staff recommends denial of the proposed rezoning request. Commission Member Bush asked if the State of Texas has additional restrictions on electronic billboards; if so, he asked if the proposed billboard complies with those restrictions. Mr. Opiela stated that the applicant might want to address his question. Commission Member Lingenfelter asked if there would be any issues with the Honda sign and the proposed billboard. Mr. Opiela stated that the proposed billboard would be in between the Honda sign and the Golden Corral sign, but could not verify how much of the signage would be affected. Vice-Chairperson Tate asked about the height of the proposed billboard compared to the surrounding buildings. Mr. Opiela stated that the proposed billboard would be a little taller than the surrounding buildings. Chairperson Clark asked if the proposed billboard is similar in size to the one located on the service road of U.S. Highway 75 in Allen, Texas. Mr. Opiela stated that staff had looked at similar signs in Allen and Frisco. He stated that those signs have smaller effective sign areas but are a little taller than the proposed billboard. Commission Member Lingenfelter asked if Honda gave any feedback regarding the proposed billboard. Mr. Opiela stated no.

Mr. Doug Parker, 2827 Meadowside Drive, McKinney, Texas, gave a brief history on the property where the proposed sign would be located. He also described some of the hardships on the property. Mr. Parker stated that they have been looking for something to do with the property for the past three to four years. He stated that this was the best option that they had come up with. Mr. Parker stated that the proposed sign will allow for the residents and visitors to easily find attractions and points of interest in our community which he felt accomplished the goals of the Way Finding Study. He stated that he felt there were some misconceptions of the proposed sign. A video was shown displaying signs that Mr. Parker stated were not what is being proposed with this sign. Mr. Parker stated that the State of Texas regulations for off-premises signs do not allow the following: neon colors, animation, flashing, moving video, or scrolling.

He stated that the lights on the proposed sign would dim in the evenings. Mr. Parker discussed a study that said that there are no additional safety issues with a digital billboard verses a typical billboard. He stated that he plans to place deed restrictions that would not allow any sin advertising. For example: alcohol, tobacco, casino, lottery, or adult content book advertising would not be allowed. Mr. Parker stated that he felt they had addressed most concerns that he has heard. He stated that the proposed sign would help direct residents and visitors to the downtown area. Mr. Parker stated that he feels it will transfer a vacant lot into a manicured Crape Myrtle corner. He stated that they are offering about 12% of the advertising on the proposed billboard for free to the City of McKinney and McKinney Convention & Visitors Bureau. Mr. Parker stated that the proposed sign would generate additional tax benefits to the City. He stated that Amber Alerts and natural disasters could be displayed on the proposed digital sign when appropriate. Mr. Parker stated that a monument sign is also being proposed on the property below the proposed digital billboard. He distributed some additional letters of support and information about similar signage in the Metroplex to the Planning and Zoning Commission. Commission Member Bush asked where some similar off-premise signs are located. Mr. Parker gave some locations and stated that they are also included in the packet he just distributed. He stated that the proposed billboard is the standard size for most billboards. Commission Member Bush asked to clarify that the billboard would be digital on one side and a typical billboard on the other side. Mr. Parker stated that is correct.

Chairperson Clark opened the Public Hearing and called for comments.

The following people spoke in favor of the proposed rezoning request:

- Mr. Russell Grimes, 2808 Stafford Court, McKinney, Texas
- Dr. Jeff Nyberg, 3800 F.M. 543, McKinney, Texas
- Pastor Derrick Scobey, 2636 Valley Creek Trail, McKinney, Texas
- Mr. James Penny, 8217 Livingston, McKinney, Texas
- Mr. Johnny Galyear, 2809 Hidden Forest, McKinney, Texas
- Ms. Windy Gallagher, 1010 Lakewood, McKinney, Texas

- Mr. Craig Nedrow, 8717 Hens Meadow Lane, McKinney, Texas

The following citizens spoke in opposition of the proposed rezoning request. These citizens had concerns about the size, aesthetics, safety, and precedent that the proposed sign would set.

- Mr. Frank Henderson, 1000 Goldenrod, McKinney, Texas
- Ms. Christine Lindsay, 800 N. College Street, McKinney, Texas
- Mr. Clint Scofield, 1502 W. Virginia Street, McKinney, Texas
- Mr. Rudy Littrell, 405 W. Hunt Street, McKinney, Texas
- Mr. Jeremiah Hammer, 502 N. College Street, McKinney, Texas
- Ms. Jennifer Richmond, 306 W. Davis Street, McKinney, Texas
- Mr. Dewey Straley, 2709 Brookside Lane, McKinney, Texas
- Ms. Lisa Raymer, 409 N. Bradley Street, McKinney, Texas
- Ms. Edna Brown, 1103 Hyde Park Court, McKinney, Texas
- Ms. Anne Davidson, 408 Heard, McKinney, Texas

The following person turned in a speaker's card in opposition to the proposed rezoning request; however, did not wish to speak at the meeting:

- Ms. Diane Craig, 309 N. Benge Street, McKinney, Texas

Ms. Jennifer Cox, Director of the Planning Department, stated that zoning signs were posted on this property prior to the Planning and Zoning Commission Meeting and Property Owner Notices were mailed to the property owners within 200' of the subject property to notify about this rezoning request.

Chairperson Clark asked Mr. Parker how many minutes would be donated to the City of McKinney and if an agreement with the City would be set up. Mr. Parker stated that it would average about three hours per day. He stated that the advertisements would be equal rotation. Mr. Parker stated that he was willing to sign an agreement with the City.

Chairperson Clark asked Mr. Parker if he received any compensation from Texas Department of Transportation for diminished value of the property. Mr. Parker stated that the State of Texas did purchase the property.

Mr. Parker stated that Texas Department of Transportation is moving the future exit back when they reconstruct that section of U.S. Highway 75.

Chairperson Clark asked if the moving of the exit would favorably affect the ingress or egress on the subject property. Mr. Michael Quint, Senior Planner for the City of McKinney, stated that he did not believe that it would change access points to the subject property. Mr. Parker stated that it would not allow for a curb cut.

Commission Member Thompson asked what would be on the back side of the proposed billboard. Mr. Parker stated that it would be a standard billboard advertisement with vinyl graphics.

Commission Member Bush asked Mr. Parker if he discussed purchasing the remainder of the property with Texas Department of Transportation. Mr. Parker stated that they initially did not realize that they would not have access to the property. He stated that the taking of the property was about four to five years ago. Mr. Parker stated that they initially planned to build a building on the property; however, later found out that would not be possible. Commission Member Bush asked if there was a limit to the taking and reimbursing of property by the Texas Department of Transportation. Mr. Parker was unable to answer.

Vice-Chairperson Tate asked if any safety studies had been completed for the subject property. Mr. Parker stated no.

Chairperson Clark asked Mr. Parker if he had considered a small size sign. Mr. Parker stated no, that this is the standard size billboard. He discussed the proposed sign being considered and proposed expenses for the project.

Commission Member Thompson stated that he did a quick Google search and did not find any positive safety reports. He stated that what he found all stated that these signs are distractive.

On a motion by Commission Member Bush, seconded by Commission Member Radke, the Commission voted 6-0 to close the public hearing.

Commission Member Bush expressed his concerns that if this proposed billboard was approved then it would be setting a precedent.

Vice-Chairperson Tate stated that he had safety concerns over the proposed billboard.

On a motion by Commission Member Thompson, seconded by Commission Member Radke, the Commission voted 6-0 to recommend denial of the proposed rezoning request.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for action on May 17, 2011.

Commission Member Ray Eckenrode returned to the meeting.

11-041SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Blackard Group, for Approval of a Site Plan for an Office Building (Camwest Traditions at Adriatica), Approximately 2.89 Acres, Located on the East Side of Adriatic Parkway and Approximately 350 Feet South of Virginia Parkway.

Mr. Michael Quint, Senior Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely. He stated that Staff will re-notify for the next public hearing.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Vice-Chairperson Tate, the Commission voted 7-0 to close the public hearing and table the proposed site plan as recommended by Staff.

11-044SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Clark Candon Associates, on Behalf of the City of McKinney, for Approval of a Site Plan for Bonnie Wenk Park, Approximately 125.00 Acres, Located on the North Side of Virginia Parkway and Approximately 800 Feet East of Hardin Boulevard.

Mr. Anthony Satarino, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely. He stated that Staff will re-notify for the next public hearing.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Radke, seconded by Commission Member Lingenfelter, the Commission voted 7-0 to close the public hearing and table the proposed site plan as recommended by Staff.

10-137M Conduct a Public Hearing to Consider/Discuss a Request by the City of McKinney to Modify Chapter 146 of the

**Code of Ordinances to Add Section 146-101
and Create the “CC” – Corridor Commercial
Overlay District.**

Commission Members George Bush and Ray Eckenrode stepped down during the consideration of this item, due to a possible conflict of interest.

Mr. Michael Quint, Senior Planner for the City of McKinney, gave a brief history of the proposed overlay district and explained the intent to modify Chapter 146 of the Code of Ordinances to add Section 146-101 and create the “CC” – Corridor Commercial Overlay District.

Commission Member Thompson asked Mr. Quint if along Highway 380 Staff proposes to have the overlay district extend 1,000’ on either side of the road. Mr. Quint stated yes. Commission Member Thompson asked Mr. Quint if on Highway 121 it would be only on the north side of the highway. Mr. Quint stated yes. Commission Member Thompson asked Mr. Quint how Staff decided to use 1,000’ in those areas. Mr. Quint stated that it was adopted with the Building Highway Corridor Building Height Policy that was approved in September 2010 by the City Council. Vice-Chairperson Tate asked why there was a limit of twelve stories in the overlay district. Mr. Quint stated that the first version of this proposed “CC” – Corridor Commercial Overlay District did not have any height limits in some areas. He stated that property owners raised concerns over not having any building height limits in the Public Input Meetings. Vice-Chairperson Tate asked if 25% of the exterior of the buildings, regardless of the building height, would have to be brick or stone. Mr. Quint stated yes. Vice-Chairperson Tate asked why that is being required. Mr. Quint stated that when Staff was working through these provisions with the City Council, the concern was noted that it becomes harder to install brick as the building becomes taller. Commission Member Lingenfelter asked if it had been considered to reduce the architectural requirements as the building become taller. Mr. Quint stated that the general feedback from the development community was to keep the requirements simple so a single standard was chosen. Chairperson Clark stated that he felt that 1,000’ was not deep enough to accommodate high rise development. Mr. Quint stated that if you go much deeper than that, then you start to infringe on the surrounding residential neighborhoods and adjacent

properties. He stated that Staff had already heard concerns from some residents that the 1,000' depth is too much. Chairperson Clark asked about increased building heights in north McKinney that does not feature a lot of existing development. Mr. Quint stated that a Northwest Quadrant Study has been discussed in the past to examine this very issue. Chairperson Clark stated that there could be residential growth in that area prior to the commercial growth, so we could lose that option. Mr. Quint stated that is why Staff is in support of commissioning a Northwest Quadrant Study as soon as possible. Vice-Chairperson Tate stated that he has concerns regarding the 25% masonry requirement on twelve-story buildings. He stated that most of the buildings that tall are typically finished with glass. Mr. Quint stated that Staff did not feel that the City Council would be supportive of all glass buildings at this time. He stated that if someone wants to do an all glass building in McKinney, then they could go through a "PD" – Planning Development zoning process or a meritorious exception process. Commission Member Lingenfelter stated that felt the masonry requirements should be reduced as the buildings become taller. Chairperson Clark stated that he felt the current proposal creates a situation where if someone does not like the zoning, then they are forced to request a "PD" – Planning Development zoning change. Chairperson Clark expressed his concern of not having all glass high rise developments in McKinney when other cities have them. Commission Member Thompson asked what the architectural standards were for the cities of Plano, Frisco, and Allen. Mr. Quint didn't have specific information on their standards on-hand. Vice-Chairperson Tate asked if we expect the make changes to the architectural standards in the future, then why not address it now. Mr. Quint stated that it is hard to say what the future will hold. He stated that Staff is currently in the process of evaluating the architectural standards. Mr. Quint stated that Staff will be taking something back to the City Council in the near future. Vice-Chairperson Tate stated that he appreciates Staff's work on this and that he felt it was a step in the right direction.

Chairperson Clark opened the public hearing and called for comments.

Mr. Patrick McCoy, 306 N. Westpark Drive, McKinney, TX 75071, expressed concerns over screening, lighting, and water issues for low rise buildings that could be located near his property.

Mr. Robert Duty, 2810 Roundrock, McKinney, TX 75070, voiced concerns over the Highway 75 and Eldorado Parkway area being in a Mid Rise Subzone.

Ms. Jessica Christensen, 4704 Rustic Ridge Drive, McKinney, TX 75071, expressed her concerns over the Low Rise Subzone language, "This subzone will generally allow minimal increases in the maximum building heights allowed by a specific property's governing zoning district." Chairperson Clark asked Mr. Quint to address Ms. Christensen's concerns. Mr. Quint stated that the property in question currently has "C" - Planned Center District zoning. He explained that this zoning has a maximum building height of 55'. Mr. Quint stated that if you assume the average non-residential building height per story is 12' - 15', then they could currently build three stories, possibly four stories, by right. He stated that this subzone only calls for a maximum of three stories. Mr. Quint stated that this subzone will have no impact on the height of a building that could be built in that area. He stated that the only benefit to the property owners would be the modified architectural standards.

Mr. Mark Burton, 6412 Falcon Ridge Drive, McKinney, TX 75071, stated that he was struggling with why the City of McKinney feels that it needs 16 or so linear miles of rezoning to accommodate buildings up to twelve stories.

Mr. Douglas Egner, 2421 Crestview Drive, McKinney, TX 75071, asked for clarification on the 1,000 feet requirement. He also expressed concern over increased traffic.

Mr. Larry Plake, 2505 Lake Meadow Drive, McKinney, TX 75071, expressed concerns over a High Rise Subzone near the neighborhoods close to where he lives.

Mr. R. B. Wade, 4824 Basil Drive, McKinney, TX 75070, stated that he owns a property located on Highway 380 and Bois D'Arc Lane. He stated that he thought the requirement was going to be 150 - 200 feet instead of the proposed 1,000 feet requirement. Chairperson Clark stated that it would be hard to build a building with only 150 feet. Mr. Wade asked how far out on Highway 380 will the

proposed "CC" – Corridor Commercial Overlay District go. Mr. Quint explained the limits of the proposed overlay district.

Mr. Michael Domingue, 501 N. Bradley, McKinney, TX 75069, stated that they own property at 308 W. Park North. He asked what the proposed "CC" – Corridor Commercial Overlay District in that location would change verses the current zoning. Mr. Domingue also asked why the City is making these changes.

Mr. Quint addressed concerns regarding building heights, lighting, locational criteria, screening, drainage, traffic, and tax implications associated with the adoption of the proposed overlay district.

Chairperson Clark asked Mr. Quint to explain the process moving forward. Mr. Quint stated that the Planning and Zoning Commission will be holding a public hearing at this meeting. He stated that there will be another public hearing on Tuesday, May 10, 2011 at 6:30 p.m. at the next Planning and Zoning Commission Meeting where additional public comments will be heard and the Planning and Zoning Commission will make a recommendation to the City Council. He stated that Staff will consolidate all feedback received from the public meetings and the recommendation from the Planning and Zoning Commission and present it all to the City Council. Mr. Quint stated that the City Council will take final action on the item at the City Council Meeting being held on Tuesday, May 17, 2011 at 6:00 p.m.

Chairperson Clark asked if the contact information for staff be made available on the City's website. Mr. Quint stated that the information is already available on the Planning Department's homepage.

Chairperson Clark asked if there were any other questions or comments. There were none. No action was taken on this item.

Commission Members Bush and Eckenrode returned to the meeting.

There being no further business, Chairperson Clark declared the meeting adjourned at 8:54 p.m.

ROBERT S. CLARK, CHAIRPERSON