

**MINUTES
CITY OF MCKINNEY, TEXAS
PLANNING & ZONING COMMISSION
TUESDAY, MAY 10, 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, May 10, 2011 at 6:30 p.m.

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

There were approximately twenty-three 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 June 7, 2011, unless otherwise indicated, and that all required revisions should be submitted to the Planning Department for its review by May 12, 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 26, 2011 Planning and Zoning
Commission Regular Meeting.**

On a motion by Commission Member Lingenfelter, seconded by Commission Member Radke, the Commission voted 6-0 to approve the Consent Item.

Chairperson Clark began the agenda with the Regular Items.

11-055Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Reins Investment, Ltd., for Approval of a Request to Rezone Approximately 129.23 Acres from "PD" – Planned Development District to "PD" – Planned Development District, Generally to Modify the Development Standards, Located on the East and West Sides of Ridge Road and Approximately 1,600 Feet North of Virginia Parkway.

Ms. Abra Nusser, Planner for the City of McKinney, explained the proposed rezoning request. She explained that there had been a typographic error on the staff report. Ms. Nusser stated that the minimum front yard should be 20 feet, instead of the 25 feet initially listed. She stated that Staff recommends approval of the proposed rezoning request as conditioned in the modified staff report.

Mr. Bill Anderson, Dowdey, Anderson & Associates, Inc., 5225 Village Creek Drive, Suite # 200, Plano, TX 75093, stated that he concurred with Staff's recommendations.

Commission Member Bush asked the applicant where the Reins' house is located. Mr. Anderson explained that it is on the east side of Ridge Road and pointed it out for the Commission.

Commission Member Bush asked if the applicant intended to tear the house down. Mr. Anderson stated that the Reins' still own that property. He stated that they intend to develop the property on the west side of Ridge Road and he was not sure if Mr. Reins intends on moving.

Chairperson Clark opened the public hearing and called for comments.

Ms. Vanessa Green, 612 Castlewood Drive, McKinney, TX 75071, asked if there are proposed streets planned to connect the Cambridge neighborhood to the east of this proposed development to this development. Mr. Quint stated that based on the proposed land plan that there is no proposed connection point, although right-of-way is provided to the east.

Mr. Kyle Story, 708 Mayberry, McKinney, TX 75071, asked about the caliber of homes planned to be built in this neighborhood. He also asked about a 20 to 30-foot common area between his neighborhood to the west of the property and

this proposed development. Mr. Quint stated that the 30-foot common area is still included in this proposed rezoning request. Mr. Anderson stated that they had spoken to various builders. He stated that they enhanced the entry into the proposed development to make it a grand entrance. Mr. Anderson stated that the price point will probably start in the \$300,000 to 600,000 range.

On a motion by Commission Member Radke, seconded by Commission Member Bush, the Commission voted 6-0 to close the public hearing and recommend approval of the proposed rezoning request as conditioned in the modified staff report.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 7, 2011.

11-069Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Frisco Independent School District, for Approval of a Request to Rezone Approximately 15.09 Acres from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "O" – Office District and "REC" – Regional Employment Center Overlay District, Located on the North Side of Silverado Trail and on the East Side of Alma Road.

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. He stated that a site plan for the proposed school on the subject property has already been approved by the Planning and Zoning Commission. Mr. Quint stated that Staff is recommending approval of the proposed rezoning request.

Chairperson Clark opened the public hearing and called for comments.

There being none, on a motion by Commission Member Lingenfelter, seconded by Commission Member Bush, the Commission voted 6-0 to close the public hearing and recommend approval of the proposed rezoning request with the special ordinance provisions listed in the staff report.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 7, 2011.

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.

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

Ms. Abra Nusser, Planner for the City of McKinney, explained the proposed site plan. She stated that the governing Planned Development District requires that the item be considered by the City Council; therefore, the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration on May 17, 2011. Ms. Nusser stated that Staff recommends approval of the proposed site plan with the conditions listed in the staff report.

Commission Member Bush asked if Adriatic Parkway is a private street. Ms. Nusser stated no, it is a public street.

Commission Member Bush stated that he is surprised that the buildings were not platted on separate lots. Mr. Quint stated that the applicant should be able to share his plans on the site to answer these questions.

Mr. Kevin Dingman, Blackard Group, 401 Adriatic Parkway McKinney, Texas 75070, stated that they are proposing a condo association. He stated that they will sell the footprints of the building to the owners and have a common maintenance agreement for the owners to take care of the buildings.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Commission Member Radke, the Commission voted 5-0 to close the public hearing and recommend approval of the site plan as recommended by Staff.

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

Commission Member Eckenrode returned to the meeting.

11-044SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Clark Condon Associates, on Behalf of the City of McKinney, for Approval of a Site

Plan for Bonnie Wenk Park, Approximately 58.94 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 the proposed site plan. He stated that all proposed site plans for City owned property must be considered by the City Council. Mr. Satarino stated that the recommendation of the Planning & Zoning Commission will be forwarded to the City Council for consideration at the June 7, 2011 meeting. He stated that Staff recommends approval of the site plan as conditioned in 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 Bush, the Commission voted 6-0 to close the public hearing and recommend approval of the site plan as recommended by Staff.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 7, 2011.

10-137M Conduct a Public Hearing to Consider/Discuss/Act on 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 Bush and 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. He explained this would be the last Public Hearing Meeting before the Planning and Zoning Commission prior to taking the recommendations to City Council on May 17, 2011.

Vice-chairperson Tate stated that he appreciated the modification to the masonry requirements on taller buildings in the proposed "CC" – Corridor Commercial Overlay District.

Chairperson Clark asked if Staff was satisfied with subzone depths of 1,000' along State Highway 121. Mr. Quint stated that he believes the 1,000' is enough depth to accommodate the anticipated high rise buildings.

Chairperson Clark asked if the 1,000' is the build-to-line. Mr. Quint stated that the high rise buildings could not be built beyond the 1,000' depth. He stated that the associated uses could be beyond the 1,000' depth.

Commission Member Radke asked Mr. Quint if he had received any more objections on the proposed modifications. Mr. Quint stated that he had not heard any new opposition.

Chairperson Clark asked to clarify that Staff is asking the Planning & Zoning Commission for a recommendation to be forwarded to the City Council. Mr. Quint stated yes.

Commission Member Lingenfelter asked Mr. Quint if a high rise could be built past the 1,000' depths as shown on the "CC" – Corridor Commercial Overlay District map. Mr. Quint stated that if a property owner wanted to build past the 1,000' depth that they would have to apply for a rezoning request.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Radke, seconded by Vice-Chairperson Tate, the Commission voted 4-0 to close the public hearing and recommend approval of the proposed modification to Chapter 146 of the Code of Ordinances to add Section 146-101 and create the "CC" – Corridor Commercial Overlay District as recommended by Staff.

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

There being no further business, Chairperson Clark declared the meeting adjourned at 6:55 p.m.

ROBERT S. CLARK, CHAIRPERSON