

## **Planning and Zoning Commission Meeting Minutes of September 24, 2013:**

Commission Member Kochalka stepped down during the consideration of item # 13-179SP, due to a possible conflict of interest.

### **13-179SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of McKinney Community Development Corporation, for Approval of a Site Plan for the Gateway Hotel and Event Center, Being Fewer than 7 Acres, Located on the Northeast Corner of U.S. Highway 75 (Central Expressway) and Spur 399**

Mr. Brandon Opiela, Planning Manager for the City of McKinney, explained the proposed site plan and elevations. He stated that Staff recommends approval of the proposed site plan and elevations as conditioned in the staff report.

Commission Member Gilmore and Chairman Clark had questions regarding access to the proposed hotel and event center. Mr. Opiela and Mr. Michael Quint, Director of Planning for the City of McKinney, gave examples of how to get to there from various directions.

Chairman Clark asked for more information regarding the proposed conference center. Ms. Patricia Jackson, Facilities Construction Manager for the City of McKinney, stated that the proposed conference center would be approximately 20,000 sq. ft. She believed that it would be a Sheraton brand hotel.

Chairman Clark asked how the proposed event center would compare with the event center in Allen, TX. Ms. Jackson did not have that information. She stated that the proposed event center would have multiple meeting rooms, pre-function space, and a 7,500 sq. ft. ballroom that could be subdivided into smaller rooms. Ms. Jackson stated that there would be some common spaces shared between the proposed hotel

and event center. She gave examples of a restaurant, lobby, and bar. Ms. Jackson stated that the open lawn area to the east of the event center could be used for various outdoor events.

Chairman Clark asked about the seating for the largest space in the proposed event center. Mr. Gary Koerner, AIA, three living architecture, 4040 N. Center Expwy., Suite 200, Dallas, TX, stated that it could hold between 500-600 people.

Commission Member Bush asked about the exterior materials proposed for the hotel and conference center. Mr. Koerner described the proposed exterior materials for the structure and had a display board with the various materials in warm tone colors. He discussed the proposed exterior elevations and displayed a rendering of the proposed structure.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Thompson, seconded by Commission Member Gilmore, the Commission closed the public hearing and recommended approval of the proposed site plan and elevations as conditioned in the staff report, with a vote of 5-0-1. Commission Member David Kochalka abstained.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 1, 2013.