

PLANNING AND ZONING COMMISSION

NOVEMBER 11, 2014

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, November 11, 2014 at 6:00 p.m.

City Council Present: Mayor Pro-Tem Travis Ussery

Commissioners Present: Chairman Rick Franklin, Vice-Chairman Matt Hilton, Jim Gilmore, Deanna Kuykendall, Mark McReynolds, Dick Stevens, and Eric Zepp

Staff Present: Assistant Director of Development Services Rick Leisner, Director of Planning Michael Quint, Planning Manager Brandon Opiela, Planner II Samantha Pickett, Planner Eleana Galicia, and Administrative Assistant Terri Ramey

There were approximately 20 guests present.

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

Chairman 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. Chairman 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 requested that applicants and Staff limit their remarks to five minutes each and that guests limit their remarks to three minutes and speak only once. Chairman 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 Items.

The Commission unanimously approved the motion by Commission Member Gilmore, seconded by Commission Member Stevens, to approve the following six Consent items with a vote of 7-0-0.

- 14-290CVP Consider/Discuss/Act on a Conveyance Plat for Lot 1, Block A, of the Life Fellowship Addition, Located Approximately 1,360 Feet West of Stacy Road and on the North Side of Henneman Way**
- 14-293CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the CVS McKinney Addition, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Ridge Road**
- 14-292PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1R, Block A, of the CVS Ridge Addition, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Ridge Road**
- 14-283PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1R, Block A, of the Hardin Boulevard Church Addition, Located Approximately 365 Feet South of Wilmeth Road and on the East Side of Hardin Boulevard**
- 13-221PF Consider/Discuss/Act on a Preliminary-Final Plat for 139 Single Family Residential Lots and 7 Common Areas (Barcelona Addition, Phase II), Located on South Side of Silverado Trail and Approximately 550 Feet West of McKinney Ranch Parkway**

END OF CONSENT

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

- 14-289Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Located on the Southwest Corner of Linkside Point and Stonebridge Drive (REQUEST TO BE TABLED)**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the December 9, 2014 Planning and Zoning Commission meeting due to public hearing notification signs not being posted on the subject property by the applicant in the timeframe required by the Zoning Ordinance.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Stevens, seconded by Commission Member McReynolds, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the December 9, 2014 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

- 14-291Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood**

Commercial District, Located Approximately 450 Feet East of Jordan Road and on the South Side of Virginia Parkway

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request with the special ordinance provision listed in the Staff report.

Mr. Don Paschal, 904 Parkwood Ct., McKinney, TX, explained the proposed rezoning request. He gave a brief history of the property and surrounding development.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, 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 December 2, 2014.

Chairman Rich Franklin stepped down on the consideration of the following two items, due to a possible conflict of interest.

14-264Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "SF5" - Single Family Residential District, Located on the West Side of County Road 168 and Approximately 2,700 Feet South of County Road 125

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed zoning request and stated that this case is associated with an annexation request. She stated that Staff recommends approval of the proposed zoning request with the special ordinance provision listed in the Staff report.

Mr. Robert Roeder; Abernathy, Roeder, Boyd & Joplin, P.C.; 1700 Redbud, McKinney, TX, concurred with the Staff report and offered to answer questions. There were none.

Vice-Chairman Hilton 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 to close the public hearing and recommend approval of the zoning request as recommended by Staff, with a vote of 6-0-1. Chairman Franklin abstained.

Vice-Chairman Hilton stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 2, 2014.

14-294Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone from "AG" - Agricultural District to "PD" - Planned Development District, Generally for Single Family Residential Detached Uses, Located Approximately 1,400 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Bois D'Arc Road

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request and Staff's concerns. She stated that Staff recommended denial of the proposed rezoning request.

Commission Member Gilmore asked what had been revised since it was last presented to the Planning and Zoning Commission. Ms. Pickett stated that the base district had been modified and the lot count had been reduced. Mr. Quint, Director of Planning for the City of McKinney, stated that the previous request had been denied by City Council. He stated that this was a new request had been modified slightly from the previous request.

Mr. Don Plunk, 14001 Dallas Pkwy., Dallas, TX, explained the proposed rezoning request and explained the amendments to the previous request. He gave a brief history on the property and surrounding properties.

Commission Member Zepp asked for the density that Staff recommended for the property. Ms. Pickett stated Staff recommended a density of 3.2 dwelling units per acre, allowing for 63 lots, or a density of 3.4 dwelling units per acre (when meeting Design for Density criteria), yielding 67 lots.

Commission Member Zepp asked the applicant if there was an architectural reason why they could not have larger size lots on the property. Mr. Plunk did not feel the current market would allow for larger lot sizes with the product planned for the development.

Commission Member McReynolds asked for the approximate proposed lot sizes. Mr. Plunk stated that the average lot size was 7,250 square feet. He stated that the smallest lot size was about 6,000 square feet.

Vice-Chairman Hilton opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Commission Member McReynolds, the Commission voted to close the public hearing, with a vote of 6-0-1. Chairman Franklin abstained.

Commission Member Gilmore asked if City Council denied the previous request due to the proposed density. Mr. Quint stated that he believed the previous request was denied by City Council primarily due to the proposed density on the property. He stated that Council also had concerns regarding the proposed architectural standards not allowing for the level of quality they preferred.

Commission Member Stevens stated that he did not feel that the proposed property could be developed as office or commercial uses within the next 20 years. He stated that the McKinney Independent School District (MISD) plans to build a bus barn to the north of this property. Commission Member Stevens did not feel that a development with larger lots for more money would be feasible on this property. He stated that he was in favor of the proposed rezoning request. Commission Member McReynolds agreed with Commission Member Stevens.

Commission Member Zepp expressed concerns regarding the proposed density. Commission Member McReynolds felt the applicant had made some adjustments to the density with this request.

On a motion by Commission Member Stevens, seconded by Commission Member McReynolds, the Commission voted to recommend approval of the proposed rezoning request as presented, with a vote of 5-1-1. Commission Member Zepp voted against the motion. Chairman Franklin abstained.

Vice-Chairman Hilton stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 2, 2014.

Chairman Franklin returned to the meeting.

14-274PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 59 Single Family Residential Lots and 4 Common Areas and One Commercial Lot (Hills of Skyline Addition), Located on the North Side of U.S. Highway 380 (University Drive) and on the West Side of Skyline Drive

Ms. Samantha Pickett, Planner II 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.

Mr. Tyler Scott, Sanchez and Associates, 402 N. Tennessee St., McKinney, TX, concurred with the Staff report 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 Vice-Chairman Hilton, seconded by Commission Member Kuykendall, 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 REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Mr. Michael Quint, Director of Development Services for the City of McKinney, wished all of the veterans a Happy Veterans Day. He also stated that the next Planning and Zoning Commission meeting would be held on Tuesday, December 9, 2014.

There being no further business, Chairman Franklin declared the meeting adjourned at 6:30 p.m.

RICK FRANKLIN
Chairman