

PLANNING AND ZONING COMMISSION

APRIL 23, 2013

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 23, 2013 at 6:00 p.m.

Commission Members Present: Chairman Robert S. Clark, Vice-Chairman Rick Franklin, George Bush, Jim Gilmore, Matt Hilton, and Larry Thompson

Commission Members Absent: David Kochalka

Staff Present: Assistant Director of Development Services Rick Leinser, Director of Planning Michael Quint, Planning Manager Brandon Opiela, Planner II Arrie Mitchell, Planners Samantha Gleinser, Leo Bethge, and Anthony Satarino, and Administrative Assistant Terri Ramey

There were five guests present.

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

Chairman 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 only heard by the Planning and Zoning Commission and others could be forwarded on to City Council. Chairman Clark 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 ten minutes each and that guests limit their remarks to five minutes and speak only once. Chairman 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 the issues.

The Commission unanimously approved the motion by Vice-Chairman Franklin, seconded by Commission Member Hilton, to approve the following three Consent Items with a vote of 6-0-0:

**13-400 Minutes of the Planning and Zoning Commission
Regular Meeting of April 9, 2013**

10-145PF Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of John Mathews, for Approval of a Preliminary-Final Plat for 5 Single Family Residential Lots and 5 Common Areas of the Stonebridge Ranch Parcel 511 Addition, Being Fewer Than 7 Acres, Located on the East Side of Ridge Road and Approximately 1,800 Feet North of Virginia Parkway

13-058CVP Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Circuit Louis Property Investors L.P., Madison Decker, Ltd., Spence Research Institute, Inc., LDJ Properties, Ltd., and Chapman Stonebridge, LLC, for Approval of a Conveyance Plat for Lots 1 and 2, Block A of Parcel 813B, Being Fewer than 26 Acres, Located on the Southwest Corner of Eldorado Parkway and Stonebridge Drive

END OF CONSENT

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

13-046SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Turrentine Family Partnership, for Approval of a Site Plan for a Restaurant with Drive-Through Window, Being Less than 1 Acre, Located Approximately 400 Feet East of Jordan Road and on the South Side of Virginia Parkway

Mr. Leo Bethge, Planner for the City of McKinney, explained the proposed site plan. He stated that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Mr. Raymond Beshears, DNSK Enterprises, LLC, 141 Sundance Dr., Van Alstyne, TX, concurred with the staff report.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Bush, seconded by Vice-Chairman Franklin, the Commission voted unanimously, with a vote of 6-0-0, to close the public hearing and approve the proposed site plan as conditioned in the staff report.

Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

13-079M Conduct a Public Hearing to Consider/Discuss/Comment on the Land Use Assumptions for the 2012-2013 Impact Fee Update

Mr. Arrie Mitchell, Planner II for the City of McKinney, explained the Land Use Assumptions for the 2012-2013 Impact Fee Update. He stated that State Law Chapter 395 requires that the Impact Fee Ordinances be reviewed and updated at least every

five years. Mr. Mitchell stated that there are three parts to updating the Impact Fee Ordinances which include updating the Land Use Assumptions, Capital Improvement Plans, and setting/adopting the fees in the ordinance. He stated that the determination of impact fees charged is ultimately decided by the City Council. Mr. Mitchell discussed the Land Use Assumptions Report, the 2012 Roadway and Utility Service Area Maps, the methodology used for collecting and projecting population and non-residential data, and the ten-year projections. He stated that the Planning and Zoning Commission serves as the Capital Improvements Advisory Committee (CIAC) and is required to provide written comments to the City Council prior to Council action on the Land Use Assumptions. Mr. Mitchell stated that Staff will forward the CIAC comments to City Council at the May 7, 2013 meeting along with a Resolution scheduling a Public Hearing for June 18, 2013 for Council action on the Land Use Assumptions.

Commission Member Bush asked if the Extraterritorial Jurisdiction (ETJ) was included in the data on Table #2 in the Land Use Assumptions Report. Mr. Mitchell stated that the Land Use Assumptions Report did include the ETJ but did not distribute any projections in the ETJ.

Commission Member Bush asked for the anticipated population of the City of McKinney at build out. Mr. Mitchell stated that the projected population at build out is approximately 358,000. Commission Member Bush stated that the current population is about a third of the anticipated build out population. He felt that the current non-residential development within the City was lagging behind residential development. Commission Member Thompson commented that this difference affects taxes for the City.

Chairman Clark asked if this information is shared with the McKinney Independent School District (MISD). Mr. Mitchell stated that once the Land Use Assumptions are approved by City Council, the information will be available to the public and a copy will be shared with MISD.

Commission Member Gilmore had questions regarding what constitutes a dwelling unit in the report. Mr. Mitchell stated that it included any unit that a family or house-hold would live in.

Commission Member Gilmore asked what percentage of population would be under the age of 18 at build out. Mr. Mitchell stated that a demographic breakdown was not a part of the projections.

Chairman Clark opened the Public Hearing and called for comments. Being none, on a motion by Commission Member Hilton, seconded by Commission Member Thompson, the Commission voted 6-0-0 to close the Public Hearing and forward the updated Land Use Assumptions Report for the 2012-2013 Impact Fee Update and meeting minutes to City Council.

Mr. Michael Quint, Director of Planning, stated that recommendation of the Planning and Zoning Commission would be forwarded to the City Council for review at the May 7, 2013 meeting.

END OF THE REGULAR ITEMS AND PUBLIC HEARINGS

Chairman Clark declared the meeting adjourned at 6:20 p.m.

ROBERT S. CLARK
Chairman