

PLANNING AND ZONING COMMISSION

JUNE 26, 2012

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, June 26, 2012 at 6:30 p.m.

Commissioner Members Present: Chairman Robert S. Clark, Vice-Chairman Lance Lindsay, George Bush, Rick Franklin, Matt Hilton, and Larry Thompson.

Commission Member Absent: David Kochalka.

City Council Member Present: Don Day.

Staff Present: Interim Director of Planning Kevin Spath; Senior Planner Michael Quint; and Administrative Assistant Terri Ramey.

There were approximately seventeen guests present.

Chairman Clark called the meeting to order at 6:30 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 issues.

Commission Member Franklin stepped down during the consideration of the Consent Items, due to a possible conflict of interest.

The Commission approved the motion by Commission Member Bush, seconded by Vice-Chairman Lindsay, to approve the following Consent Items with a vote of 5-0-1, Commission Member Franklin abstained.

- 12-347 Minutes of the Planning and Zoning Commission Regular Meeting of May 8, 2012.**
- 12-457 Minutes of the Planning & Zoning Commission Regular Meeting of June 12, 2012.**
- 12-111PF Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of LF Development Partners, L.P., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A and Common Area A1 of the Craig Children Trust Addition, Approximately 7.28 Acres, Located on the Northeast Corner of Lake Forest Drive and Fieldcrest Drive.**

END OF CONSENT

Commission Member Franklin returned to the Council dias.

Chairman Clark continued the meeting with the Regular Items on the agenda.

- 12-118Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of DFA, Ltd., for Approval of a Request to Rezone Approximately 3.20 Acres from "AG" - Agricultural District to "ML" - Light Manufacturing District, Located Approximately 370 Feet South of Wilmeth Road and on the West Side of State Highway 5 (McDonald Street).**

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provision as listed in the staff report.

Mr. Jon David Cross, 131 S. Tennessee St., McKinney, TX, concurred with the Staff Report.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Franklin, to close the public hearing and recommend approval of the rezoning request as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 17, 2012.

- 12-106Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Billingsley Land No 2, L.L.C., on Behalf of 380 North / McKinney, L.L.C., for Approval of a Request to Rezone Approximately 376.81 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the South Side of County Road 123 (Future Bloomdale Road) and Approximately 5,600 Feet East of Custer Road.**

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report.

The applicant did not wish to make any comments.

Chairman Clark opened the public hearing.

Mr. Mike Kidd, 7290 Sleepy Hollow Rd., McKinney, TX, asked if this rezoning request would effect the proposed route of Wilmeth Road and if this request would change Tucker Hill's Development Plan. Chairman Clark suggested that Staff answer Mr. Kidd's questions after the public hearing was closed.

The Commission unanimously approved the motion by Vice-Chairman Lindsay, seconded by Commission Member Hilton, to close the public hearing.

Mr. Quint stated that the City of McKinney Engineering Department and property owners are still in discussion regarding the alignment of Wilmeth Road. He explained that Tucker Hill has modified their development plan and no longer intends to develop this property.

The Commission unanimously approved the motion by Vice-Chairman Lindsay, seconded by Commission Member Hilton, to recommend approval of the rezoning request as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 17, 2012.

12-114Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Approximately 20.87 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the Southwest Corner of Silverado Trail and McKinney Ranch Parkway.

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report.

Commission Member Franklin asked if the proposed parking would be tucked under the units. Mr. Quint stated yes.

Commission Member Hilton stated that this would be the fourth multi-family development planned within a 1,000 foot radius. He asked if this project would cause any burdens on the school district, utilities, City services, etcetera. Mr. Quint did not believe that the concentration of uses would have any negative impact to the issues raised by Commission Member Hilton. He stated that multi-family uses are already permitted on this subject property.

Mr. Levi Wild, 220 E. Virginia St., McKinney, TX, concurred with the Staff Report.

Chairman Clark opened the public hearing.

Mr. Robert Baker, 3913 Tablestone Dr., McKinney, TX, distributed a petition opposing this request signed by some of the Brookstone property owners. He stated that they plan to have more signatures prior to the City Council meeting. Mr. Baker expressed concerns over this request only meeting 30% of the required enclosed parking for a multi-family use and felt they were requesting a decrease in parking to allow for a higher density of apartments on the property.

The Commission unanimously approved the motion by Commission Member Bush, seconded by Commission Member Thompson, to close the public hearing.

Commission Member Bush stated that he was in favor of the tuck-under parking for this project.

The Commission unanimously approved the motion by Commission Member Bush, seconded by Commission Member Franklin, to recommend approval of the rezoning request as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 17, 2012.

Commission Member Franklin stepped down during the consideration of Agenda Item 12-116Z, due to a possible conflict of interest.

12-116Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 31, L.P., for Approval of a Request to Rezone Approximately 41.63 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the Southwest Corner of Van Tuyl Parkway and Alma Road.

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report.

Chairman Clark asked Mr. Quint to briefly describe a pattern book. Mr. Quint stated that a pattern book is a modified set of regulations loosely based on a form-based code that addresses architectural design, parking, land-use, building set-backs, build-to lines, etcetera.

Mr. Robert Roeder, 1700 Redbud Blvd, Suite # 300, McKinney, TX, concurred with the Staff Report.

Commission Member Bush asked about the timeline for the project. Mr. Roeder explained that phase one of the project should be completed within 30 months of the zoning request being approved by City Council. He stated that subsequent phases would follow and that the development on this subject property should be built out by 2019.

Commission Member Bush asked for clarification on phase one of the project. Mr. Roeder stated that it will be on Parcel A shown on the proposed Open Space Master Concept Plan, located at the northwest corner of Henneman Way and Alma Road.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission approved the motion by Vice-Chairman Lindsay, seconded by Commission Member Bush, to close the public hearing and recommend approval of the rezoning request as recommended by Staff with a vote of 5-0-1, Commission Member Franklin abstained.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 17, 2012.

Commission Member Franklin returned to the Council dias.

Chairman Clark declared the meeting adjourned at 7:05 p.m.

ROBERT S. CLARK
Chairman