

## PLANNING AND ZONING COMMISSION

MAY 24, 2016

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 24, 2016 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Cameron McCall, Brian Mantzey, Pamela Smith, and Mark McReynolds - Alternate

Staff Present: Director of Planning Brian Lockley; Planning Managers Matt Robinson and Jennifer Arnold; Parks, Planning & Development Manager Jenny Baker; Planners Eleana Galicia, Aaron Bloxham, and Neil Rose; and Administrative Assistant Terri Ramey

There were approximately twelve guests present.

Chairman Cox called the work session to order at 6:00 p.m. after determining a quorum was present.

Chairman Cox 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 Cox 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 stated that guests would need to limit their remarks to three minutes and speak only once. Chairman Cox 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 to yellow, and when the time is up the light will change to red. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

Chairman Cox continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Cobbel, seconded by Commission Member McCall, to approve the following four Consent items, with a vote of 7-0-0.

**16-100PF Consider/Discuss/Act on a Preliminary-Final Plat for 77 Single Family Residential Lots, 1 Commercial Lot, and 5 Common Areas (Ridge View Estates), Generally Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Ridge Road**

**16-108CVP Consider/Discuss/Act on a Conveyance Plat for Lots 3R, 4R and 5, Block A of the Collin McKinney Commercial Addition and Leryn Lane Right-of-Way Dedication, Located Approximately 500 Feet South of Collin McKinney Parkway and on the East Side of Custer Road**

**16-039GDP Consider/Discuss/Act on a General Development Plan for The Kinstead, Located on the Northeast Corner of McKinney Place Drive and State Highway 121 (Sam Rayburn Tollway)**

#### **END OF CONSENT**

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

**16-129Z 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 365 Feet North of Virginia Parkway and on the West Side of Ridge Road (REQUEST TO BE TABLED)**

Ms. Eleana Galicia, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item tabled to the June 14, 2016 Planning and Zoning Commission meeting due to notification signs not being posted on the subject property within the timeframe required by the Zoning Ordinance.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the June 14, 2016 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**16-130Z 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 470 Feet North of Westridge Boulevard and on the West Side of Custer Road**

Mr. Aaron Bloxham, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Arlyn Samuelson, Westwood Professional Services, 1512 Bray Central Dr., McKinney, TX, concurred with the Staff report. He stated that the eastern property boundary was located by the Custer Road right-of-way. Mr. Samuelson offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Vice-Chairman 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 Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 21, 2016.

**16-137SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Bonnie Wenk Park, Phase Two, Located Approximately 800 Feet East of Hardin Boulevard and on the North Side of Virginia Parkway**

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained the proposed site plan request. He stated that the proposed Bonnie Wenk Park, Phase Two, would be maintained and operated by the City of McKinney and that all proposed site plans for city-owned property must be considered by the City Council. Mr. Bloxham stated that Staff recommends approval of the proposed site plan as conditioned in the Staff report. He offered to answer questions. There were none.

Ms. Jenny Baker; Parks, Planning & Development Manager for the City of McKinney; briefly explained the proposed site plan request. She stated that the Rotary Club was contributing funds towards building the first all-abilities playground on this site, which would be the first in Collin County. Ms. Baker concurred with the Staff report and offered to answer questions.

Chairman Cox asked if the Rotary park would be adjacent to the proposed park. Ms. Baker stated that the all-abilities playground, which the Rotary Club was contributing towards, would be within the proposed park at the southwest corner.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and recommend

approval of the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 7, 2016.

**15-215FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Artistry Senior Residences at Craig Ranch, Located Approximately 370 Feet East of Custer Road and on the North Side of Collin McKinney Parkway**

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained the proposed facade plan appeal. He stated that typically façade plans could be approved by Staff; however, the applicant was proposing alternate major architectural/site enhancements with outdoor living spaces and programmed open space; therefore, the request must be considered by the Planning and Zoning Commission. Mr. Bloxham stated that the applicant had meet all of the other architectural standard requirements and was proposing major site enhancements to the property; therefore, Staff recommended approval of the proposed architectural elevations. He offered to answer questions. There were none.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; concurred with the Staff report, requested approval of this request, and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing and approve the facade plan appeal as recommended by Staff, with a vote of 7-0-0.

**16-016SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Assisted Living Facility (Legends of McKinney), Located on the Southwest Corner of Virginia Parkway and Crutcher Crossing**

Ms. Eleana Galicia, Planning for the City of McKinney, explained the proposed site plan request. She stated that the applicant was requesting to use a living plant screen to screen the HVAC equipment from view of residential properties located south of the subject property. Ms. Galicia stated that the applicant was also requesting a variance to waive the six foot screening device required along the southern property line due to the environmental constraints associated with the floodplain area. She stated

that Staff felt that the creek and associated vegetation would serve as a natural buffer in between the assisted living facility and adjacent single family residential uses and was in keeping with the spirit of the zoning regulations. Ms. Galicia stated that Staff recommends approval of the proposed site plan as conditioned in the Staff report. She offered to answer questions. There were none.

Mr. Randy Johnson, Legends Senior Living, 8415 E. 21<sup>st</sup> Street N., Wichita, KS, concurred with the Staff report and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on motion by Commission Member Smith, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and approve the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.

**16-138M      Conduct a Public Hearing to Consider/Discuss/Act on  
the Semiannual Report with Respect to the Progress of  
the Capital Improvements Plan for Roadway and Utility  
Impact Fees**

Mr. Neil Rose, GIS Planner for the City of McKinney, explained the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees as required by Chapter 395 of the Texas Local Government Code. He stated that Staff recommends filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees.

Chairman Cox asked how the Roadway Impact Fee funds were spent. Mr. Rose explained that the money collected in each service area was reinvested back into that service area for eligible roadway infrastructure projects. Chairman Cox wanted to clarify that the money was not taken out of the account and used for something else within the City. Mr. Rose stated that the money goes back into the service area for eligible projects as identified in the 2012-2013 Roadway Impact Fee Update. Chairman Cox asked if there was a list of roads where the money could be spent. Mr. Rose said yes.

Vice-Chairman Zepp asked if there were cross subsidization between the zones. Mr. Rose said no; however, updates to the Roadway Impact Fee Study and traffic signals could be the exceptions.

Vice-Chairman Zepp asked how the City of McKinney uses impact fee revenues to plan ahead and drive development. Ms. Jennifer Arnold, Planning Manager for the City of McKinney, explained that Roadway Impact Fees was only one portion of the

money that the City uses to construct roadway infrastructure projects, and this money is directly tied to provisions of State law Ms. Arnold stated that the Roadway Impact Fee program is not currently designed to fully cover the cost of constructing roadways; however, it was intended to help cover some of the expenses that the City absorbs associated with new development and growth.

Chairman Cox opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Cobbel, seconded by Commission Member Kuykendall, to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting of June 21, 2016.

**END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

Mr. Matt Robinson, Planning Manager for the City of McKinney, wanted to clarify that item # 16-130Z would be going to City council on June 21, 2016.

Commission Member Cobbel congratulated Staff on the recent Comprehensive Plan meeting and stated that they were doing a good job.

Chairman Cox thanked Alternate Commission Member McReynolds for attending Planning and Zoning Work Session and regular Planning and Zoning Commission meeting.

There being no further business, Chairman Cox declared the meeting adjourned at 6:31 p.m.

---

BILL COX  
Chairman