

Draft - Planning and Zoning Commission Meeting Minutes of July 12, 2016:

16-175SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Additional Tennis Courts, Modifying the Center Court and Adding Parking (Gabe Nesbitt Community Park), Located Approximately 1,400 Feet South of Eldorado Parkway and on the East Side of Alma Road

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed site plan request for Gabe Nesbitt Park. She stated that all proposed site plans for city-owned property must be considered by the Planning and Zoning Commission and City Council. 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.

Ms. Rhoda Savage, Director of Parks and Recreation for the City of McKinney, briefly explained the proposed site plan request. She concurred with the Staff report and offered to answer questions.

Chairman Cox asked about the growth of tennis in McKinney. Ms. Savage stated that we were blessed to have the courts at Gabe Nesbitt Park. She stated that it was a managed facility. Ms. Savage stated that the facility currently had 11 tennis courts and they proposed to add 12 additional tennis courts that would allow tournaments to be held at the site. She stated that they were also proposing to build a restroom near the skate park and maintenance facilities on site. Ms. Savage briefly discussed Gabe Nesbitt Park's other amenities. She stated that the proposed site plan should tie all of these amenities together. Ms. Savage stated that there was public input into the proposed design.

Commission Member McCall wanted to clarify that there were tennis courts onsite. Ms. Savage said that there were currently 11 tennis courts on the site and 12 new tennis courts added to the site.

Commission Member McCall asked if they would be adding additional parking. Ms. Savage said yes and that they would exceed the required amount of parking for the site. She stated that they were exceeding the landscaping requirement for the site as well.

Chairman Cox opened the public hearing and called for comments.

Mr. Paul Anderson, 7404 Los Padres Place, McKinney, TX, stated that he lived adjacent to Gabe Nesbitt Park. He expressed concerns about noise and light pollution from the expansion. Ms. Anderson stated that they currently have some of these issues from the softball park in the area.

Ms. Galicia stated that the City of McKinney has a lighting requirement that the applicant would need to comply with, however she would let Ms. Savage address the Mr. Anderson's concerns.

Ms. Savage felt that the level of noise being added by the additional tennis courts should be nominal due to the nature of the sport. She stated that the proposed landscaping should create a buffer between the site and the surrounding neighbors.

Commission Member McCall asked when the lights should be turned off on the site. Ms. Savage stated that the park closes at 11:00 p.m. She felt that the lights could be turned off by 10:00 p.m. Mr. Anderson stated that the lights at the softball fields had been on as late as 2:00 a.m. Ms. Savage stated that would be addressed.

On a motion by Commission Member Smith, seconded by Commission Member Kuykendall, 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 5-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 1, 2016.