

PLANNING AND ZONING COMMISSION

APRIL 24, 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, April 24, 2012 at 6:30 p.m.

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

Commission Member Absent: David Kochalka.

Staff Present: Director of Planning Jennifer Cox; Senior Planners Brandon Opiela and Michael Quint; and Administrative Assistant Terri Ramey.

There were approximately eleven 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.

The Commission unanimously approved the motion by Vice-Chairman Lindsay, seconded by Commission Member Franklin, to approve the following Consent Items:

**12-253 Minutes of the Planning and Zoning Commission
Regular Meeting of April 10, 2012**

**11-172PF Consider/Discuss/Act on the Request by Kimley-Horn
and Associates, Inc., on Behalf of LevCal Custer,
L.L.C., for Approval of a Preliminary-Final Plat for Lots
1R2 and 4R, Block A, of the Parcel 601-603 Addition,
Approximately 52.69 Acres, Located on the Southeast**

**Corner of Custer Road and U.S. Highway 380
(University Drive).**

12-072CVP Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of ML2 Limited Partnership and Retta J. Rose Family, Ltd., for Approval of a Conveyance Plat for Lots 1 and 2, Block B, of the Wilson Creek Crossing Addition, Approximately 62.70 Acres, Located on the Southwest Corner of Lake Forest Drive and U.S. Highway 380 (University Drive).

END OF CONSENT

12-065SUP Conduct a Public Hearing to Consider/Discuss/Act on the Request by McKinney Bed and Breakfast, Inc., for Approval of a Specific Use Permit for a Bed and Breakfast, Approximately 0.25 Acres, Located Approximately 125 Feet South of Howell Street and on the West Side of Parker Street.

Mr. Brandon Opiela, Senior Planner for the City of McKinney, explained the specific use permit request. He stated that Staff recommends approval of the requested specific use permit with the special ordinance provision listed in the staff report.

Mrs. Vicki Hill, 406 Parker Street, McKinney, TX, stated that she concurred with the staff report. She discussed some of the improvements that they had made to the property.

Chairman Clark asked how many rooms were available for the bed and breakfast. Mrs. Hill stated that there are currently two rooms; however, they plan to have three rooms for rent.

Board Member Hilton asked if the Hill's purchased the property for the sole purpose of having a bed and breakfast at this location. Mrs. Hill said yes.

Chairman Clark opened the public hearing and called for comments.

Mr. Jason Coleman, 509 Parker Street, McKinney, TX, stated that there are some parking issues on Parker Street and suggested having additional parking spaces on the property for guests. Mr. Coleman stated that he was not for or against the specific use permit request.

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

Chairman Clark asked Mrs. Hill if they would consider installing additional parking on the property besides what is required. Mrs. Hill felt there would be plenty of parking available for their guests.

Chairman Clark asked Staff if there was sufficient parking on the property. Mr. Opiela said yes.

Commission Member Hilton asked if there would be any issues with parking if the Hill's have paying guests and family staying at the property at the same time. Mrs. Hill did not feel that would be an issue. She stated that they are currently planning to have guests stay Thursday – Saturday at the property.

The Commission unanimously approved the motion by Vice-Chairman Lindsay, seconded by Commission Member Thompson, to recommend approval of the specific use permit 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 May 15, 2012.

12-076Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of DT McKinney, L.P., for Approval of a Request to Rezone Approximately 2.56 Acres from "PD" - Planned Development District to "PD" - Planned Development District, to Allow for a Veterinarian Clinic with No Outside Runs, Located on the Southeast Corner of Ridge Road and Virginia 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.

Mr. Pete Petsche, Petsche & Associates, Inc., 2600 Eldorado Parkway, Ste. 240, McKinney, TX 75070, stated that he 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 May 15, 2012.

Chairman Clark declared the meeting adjourned at 6:47 p.m.

ROBERT S. CLARK
Chairman