

Planning and Zoning Commission Meeting Minutes of November 12, 2013:

13-190Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Wynne Jackson, Inc., on Behalf of Coit and Plano Parkway, Ltd., William and Barbara Docekal, Ronald Alan Gibson, Erwin H. Gibson, Sr., Armon D. and Mary Ann Gibson, Wesley J and Evelyn E. Valek, for Approval of a Request to Zone Fewer than 127 Acres to "PD" - Planned Development District, Located on the North and South Sides of Wilmeth Road and on the East and West Sides of County Road 161 (Future Ridge Road)

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed zoning request. She stated that Staff recommends approval of the proposed zoning request with the special ordinance provision listed in the staff report.

Commission Member Osuna asked about the current zoning on the property. Ms. Gleinser stated that the property was currently not zoned and was in the process of being annexed into the City of McKinney.

Mr. Brent Miller, Wynne Jackson, Inc., 600 N. Pearl St., Dallas, TX, concurred with the staff report and offered to answer questions.

Chairman Franklin opened the public hearing and called for comments.

Mr. Kurt Kuehn, 5509 Fox Chase, McKinney, TX, asked if Ridge Road would need to be built in this area prior to the proposed development occurring. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that Ridge Road did not need to be built for this property to be developed; however, it would benefit the property. He felt that Wilmeth Road could be used as access to the property.

Mr. Bryce Nelson, 6077 County Road 161, McKinney, TX, expressed concerns about flooding, water runoff, and the proposed commercial uses on the property. He

thought that originally the majority of property had been designated as large estates and preferred that option.

Mr. Tracy Hopkins, 6235 County Road 161, McKinney, TX, expressed concerns over the historic Scott Cemetery possibly having businesses built around it. He felt that the property should be developed for residential uses to match the surrounding development.

Mr. Eric Autry, 3605 Tatum Dr., McKinney, TX, stated that he just built a secondary home in the Robinson Ridge neighborhood due to the scenery and openness of the area. He expressed concerns about the proposed property having commercial uses and how that might decrease the surrounding property values. Mr. Autry felt that the proposed property should be built with only residential uses.

Mr. Blane Richards, 6048 County Road 124, McKinney, TX, stated that it was his understanding that the property had initially been designated for residential development on larger acreage lots. He expressed concerns regarding the removal of trees when Robinson Ridge was developed and what the development of the proposed property might do to the surrounding landscape.

Chairman Franklin asked the applicant to address some of the surrounding resident's concerns.

Mr. Brent Miller stated that the requested zoning followed the City's Comprehensive Plan for this area. He stated that a six lane intersection was planned at the corner and he felt commercial uses were better suited for that area. Mr. Miller stated that they plan to build neighborhood scaled businesses and not high-rise buildings.

Chairman Franklin asked if there would be a two-story limitation. Mr. Miller said yes.

Chairman Franklin asked Staff to address the Comprehensive Plan for that area. Mr. Michael Quint, Director of Planning for the City of McKinney, briefly discussed the Comprehensive Plan that was updated in 2004 and the Future Land Use Plan (FLUP) and the FLUP Modules Diagram. He stated that the proposed property was designated for suburban mix that allowed for flexibility in various land uses. He stated that Staff felt this zoning request was in compliance with the vision outlined by the Comprehensive Plan.

Commission Member Osuna expressed concerns about transitioning from estate style residential properties to commercial properties in this area. Mr. Brent Miller felt this was a good size and location for the proposed commercial use on the property. He stated that they had already reduced the amount of proposed commercial uses on the property from what an earlier developer had proposed. Mr. Miller did not feel that residential properties should be located near a six-lane intersection. Mr. Quint stated that the Comprehensive Plan envisions commercial development at the intersection of arterials.

Chairman Franklin asked about the proposed screening for the development near the Scott cemetery. Mr. Miller stated that the screening would be addressed during development. Commission Member Osuna wanted to clarify what type of screening would be installed on the development surrounding the Scott cemetery. Mr. Quint explained that the Scott cemetery was not located in the City of McKinney and had no zoning as a result and also that the cemetery was not currently used for

residential uses; therefore, no screening wall would be required. Commission Member Osuna felt that screening around the cemetery should be addressed in the “PD” – Planned Development District for this property. Mr. Quint stated that the Commission could include that in their recommendation to City Council.

Ms. Chrisy Acuna, 606 N. Waddill St., McKinney, TX, asked if annexing the cemetery into the City of McKinney would make a difference in the required screening. Mr. Quint explained that if the cemetery was annexed into the City of McKinney and zoned for residential purposes that a screening wall would then be required when non-residential uses developed around the cemetery.

The Commission unanimously approved the motion by Vice-Chairman Bush, seconded by Commission Member Osuna, to close the public hearing, with a vote of 5-0-0.

Vice-Chairman Bush suggested amending the proposed zoning to have larger residential lot sizes. Mr. Quint expressed concerns about larger lot sizes possibly not being marketable at this time.

Chairman Franklin asked the applicant if he would be willing to table the request to address some of the surround resident’s concerns. Mr. Quint explained that if this zoning request was tabled that the annexation proceedings would need to start back over; therefore, the previous two public hearings for the annexation of the property would need to be held again.

The motion by Commission Member Gilmore to recommend approval as recommended by Staff, failed due to a lack of a second.

The Commission approved the motion by Commission Member Osuna, seconded by Commission Member Hilton, to recommend denial of the proposed zoning, with a vote of 3-2-0. Chairman Franklin and Commission Member Gilmore voted against the motion.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 3, 2013. Mr. Quint stated that it would take a supermajority vote by City Council to approve the zoning request.