

## PLANNING AND ZONING COMMISSION

JUNE 14, 2011

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on June 14, 2011 at 6:30 p.m.

Commissioners Present: Chairman Robert S. Clark, Vice-Chairman Darrell Tate, Ray Eckenrode, George Bush, Sean Lingenfelter, and Larry Thompson. Commission Member Jack Radke was absent.

Staff Present: Director of Planning Jennifer Cox, Senior Planners Brandon Opiela and Michael Quint, Planners Abra Nusser and Anthony Satarino, Planning Technician Karen McCutcheon, and Administrative Assistant Terri Ramey. City Council Member Travis Ussery was present.

There were approximately 19 guests present.

Chairman Clark called the meeting to order at 6:30 p.m. after determining a quorum present.

Chairperson 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 further considered by City Council at its regularly scheduled meeting of July 19, 2011, unless otherwise indicated, and that all required revisions should be submitted to the Planning Department for its review by June 30, 2011. 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. Chairperson 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.

Chairman Clark announced that agenda item 11-081CVP had been revised to make a small correction on the staff report; however, it did not affect the conditions for approval. The Commission unanimously approved the motion by Commissioner Lingenfelter, seconded by Commissioner Thompson, to approve the following five consent items (including the revised staff report for item 11-081CVP):

- 11-002PZ** Minutes of the Planning and Zoning Commission Regular Meeting of May 24, 2011
- 11-081CV2** Consider/Discuss/Act on the Request by C & C Development, L.P., on Behalf of McKinney Seven 28, L.P., and Festival Center, for Approval of a Conveyance Plat for Lots 6 and 7, Block A, of the Henneman-Stacy Addition, Approximately 13.48 Acres, Located on the Southwest Corner of Collin McKinney Parkway and Stacy Road.
- 11-078PF** Consider/Discuss/Act on the Request by RLK Engineering, on Behalf of Gammon Partners I, Ltd. and Frisco Independent School District, for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Comstock Elementary School Addition, Approximately 30.02 Acres, Located on the Northeast Corner of Alma Road and Silverado Trail.
- 11-074PF** Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Landon Family Investments, L.P., for Approval of a Preliminary-Final Plat for 107 Single Family Residential Lots and 6 Common Areas (Shiloh Lakes, Phases 1 and 2), Approximately 33.16 Acres, Located on the South Side of Bristol Drive and Approximately 2,040 Feet East of Custer Road
- 10-106PF** Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of Behringer Harvard, for Approval of a Preliminary-Final Plat for Fairway Meadows Addition, 53 Single Family Residential Lots, Approximately 12.58 Acres, Located on the North Side of Silverado Trail and Approximately 120 Feet West of La Tierra Linda Trail.

END OF CONSENT

- 11-080Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of Scott Communities Buildings, L.P., for Approval of a Request to Rezone Approximately 22.05 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 and for Single Family Detached and Attached Uses, Located on the South Side of McKinney Ranch Parkway and Approximately 1,050 Feet West of Lake Forest Drive. (REQUEST TO BE TABLED)

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Bush, seconded by Vice-Chairman Tate, the Commission voted unanimously to close the public hearing and table indefinitely the proposed rezoning request as recommended by Staff.

**11-082SP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by January Consultants, Inc., on Behalf of Robert Richardson, for Approval of a Site Plan for a Kennel Facility with Outside Runs (Castle Creek Ranch Pet Resort), Approximately 1.94 Acres, Located on the Northwest Corner of Virginia Parkway and Mallard Lakes Drive. (REQUEST TO BE TABLED)

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled until the June 28, 2011 Planning and Zoning Commission meeting per the applicant's request.

Mr. Melvin K. January, 2402 Shadow Lane, McKinney, TX 75070, briefly explained why the item is being requested to be tabled.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Tate, seconded by Commission Member Lingenfelter, the Commission voted unanimously to close the public hearing and table the proposed rezoning request until the June 28, 2011 Planning and Zoning Commission meeting.

**11-077Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of CLF Group I, for Approval of a Request to Rezone Approximately 23.00 Acres from "AG" - Agricultural District to "BG" - General Business District, Located on the Southeast Corner of Ridge Road and U.S. Highway 380 (University Drive).

Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed rezoning request. He stated that the subject property is currently unplatted. Mr. Satarino stated that the applicant has not indicated any proposed uses or development plans for the subject property. He stated that the Future Land Use Map (FLUP) designates the subject property for commercial uses. Mr. Satarino stated that the FLUP modules diagram designates the subject property as suburban mix within a significantly developed area. He stated that the properties adjacent to the subject property are mostly undeveloped and discussed the zoning on the surrounding properties. Mr. Satarino stated that Staff feels the proposed rezoning request is compatible with both the existing and potential adjacent land uses. Mr. Satarino stated that Staff recommends approval of the request to rezone as outlined in the Staff Report.

Mr. Jerry Sylo, AICP, JBI Partners, Inc., 16301 Quorum Drive, Addison, TX 75001, was in agreement with the staff report.

Chairperson Clark opened the public hearing and called for comments.

Mr. Bruce R. Lane, Jr., 1201 Gray Branch Road., McKinney, TX 75071, explained that he owns property to the south of the subject property. He stated that he did not have any issues with the proposed rezoning at this time.

On a motion by Vice-Chairman Tate, seconded by Commission Member Bush, the Commission voted unanimously to close the public hearing and recommend approval of the proposed rezoning request.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 19, 2011.

There were no Commission or Staff comments.

Chairman Clark adjourned the meeting at 6:45 p.m.

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ROBERT S. CLARK  
Chairman