

## PLANNING AND ZONING COMMISSION

MARCH 8, 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, March 8, 2016 at 6:03 p.m.

City Council Present: Mayor Pro Tem Travis Ussery

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

Commission Member Absent: Janet Cobbel

Staff Present: Director of Planning Brian Lockley, Planning Manager Samantha Pickett, Planners Eleana Galicia and Aaron Bloxham, and Assistant City Secretary Denise Vice

There were approximately 22 guests present.

Chairman Cox called the regular meeting to order at 6:03 p.m. after determining a quorum was present.

Chairperson 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. Chairperson 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. Chairperson 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.

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

- 16-269**      **Minutes of the Planning and Zoning Commission Work Session of February 23, 2016**
- 16-270**      **Minutes of the Planning and Zoning Commission Regular Meeting of February 23, 2016**

**16-036PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-3, Block A, of the Westridge Retail Addition, Located on the Northwest Corner of Westridge Boulevard and Independence Parkway**

**16-023PF Consider/Discuss/Act on a Preliminary-Final Plat for 52 Single Family Residential Lots, 1 Commercial Lot, and 5 Common Areas (Heatherwood Hills), Located on the Southwest Corner of Bloomdale Road and Lake Forest Drive**

**END OF CONSENT**

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

**15-155FR2 Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Sewell Audi of McKinney, Located Approximately 1,500 feet West of Stacy Road and on the North Side of State Highway 121 (REQUEST TO BE TABLED)**

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item tabled to the March 22, 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 McCall, seconded by Alternate Commission Member McReynolds, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the March 22, 2016 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**15-263PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 754 Single Family Residential Lots, 2 Lots and 40 Common Areas (Trinity Falls, Planning Unit 3), Located on the Northeast Corner of County Road 228 (Trinity Falls Parkway) and County Road 206 (Trinity Falls Parkway)**

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed preliminary-final replat. She stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff report and offered to answer questions. There were none.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; stated that he 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 a motion by Vice-Chairman Zepp, seconded by Commission Member Smith, the Commission voted unanimously to close the public hearing and approve the proposed preliminary-final replat as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for the proposed preliminary-final replat.

**15-222SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Springhill-Hilton, Located Approximately 700 Feet North of Craig Drive and on the West Side of State Highway 75 (Central Expressway)**

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item tabled to the March 22, 2016 Planning and Zoning Commission meeting due to a Staff noticing error.

The applicant was not present to make a presentation.

Chairman Cox opened the public hearing and called for comments.

Mr. Colin Campbell, 2301 Forest Hills Ct., McKinney, TX, asked about the proposed landscaping and screening for the property. He stated that his house had a wall of windows that would look onto this property. Mr. Bloxham stated that there was an existing grove of trees that would be remaining and that the applicant proposed to plant additional trees. Chairman Cox explained that this item would be tabled to the next Planning and Zoning Commission meeting. He stated that the applicant should be present at that meeting and could answer additional questions regarding the proposed landscaping and screening for the property.

On a motion by Commission Member Smith, seconded by Commission Member McCall, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the March 22, 2016 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**16-020Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "RS 60" - Single Family Residence District to "C2" - Local Commercial District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Church Street**

Ms. Eleana Galicia, Planner for the City of McKinney, explained that the proposed rezoning request came before the Planning and Zoning Commission on February 23, 2016 and received a vote of 6-0-0 for recommending approval of the proposed rezoning

request to City Council. She stated that due to a noticing error this item needed to be reconsidered. Ms. Galicia explained the proposed rezoning request and stated that there had not been any changes to the request since it was previously considered. She stated that the item had been re-noticed accordingly. Ms. Galicia stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. David Surdukan, Surdukan Surveying, Inc., 13970 County Road 480, Anna, TX, 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 Kuykendall, seconded by Alternate Commission Member McReynolds, 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 March 15, 2016.

**15-335Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Weiskopf Avenue and Van Tuyl Parkway**

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 with the special ordinance provisions listed in the Staff report and offered to answer questions. There were none.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the proposed rezoning request and gave a brief history of the existing zoning on the subject property. He described the surrounding developments and spoke to the first floor retail and the lack of retail tenants. He then described the intent of the proposed amendments to current zoning and the regulations that would allow for first floor residential while maintaining the retail storefront look. He asked for a favorable recommendation and offered to answer questions.

Commission Member Smith stated that a detailed set of regulations was submitted for the proposed rezoning request.

Commission Member Mantzey asked about the appearance of the first floor if there were residential units located there. Mr. Roeder stated that there would be large windows, awnings, and signage above each first floor unit that could easily be converted from residential to a retail or commercial storefront. He stated that there would be an architectural separation between the first floor and the upper floors. Mr. Roeder stated that the ceiling height of the first floor was a minimum of 12 feet.

Commission Member Mantzey asked if they would be individual apartments. Mr. Roeder said yes. He stated that not every window would represent a single apartment and that some units could have multiple windows for the different rooms.

Commission Member Mantzey asked about the proposed parking for the units. Mr. Roeder stated that there would be a parking garage and some on-street parking.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member Smith, the Commission voted unanimously to close the public hearing and recommend approval of the proposed 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 March 15, 2016.

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

Mr. Brian Lockley, Director of Planning for the City of McKinney, stated that there would be a work session held on Tuesday, March 22, 2016.

Commission Member Mantzey stated that he saw item #15-335Z2 as a win-win for both the City of McKinney and the property owner. Commission Member Smith agreed with him.

There being no further business, Chairman Cox declared the meeting adjourned at 6:30 p.m.

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BILL COX  
Chairman