

## PLANNING AND ZONING COMMISSION

FEBRUARY 27, 2018

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, February 27, 2018 at 6:00 p.m.

City Council Present: Chuck Branch

Commission Members Present: Chairman Bill Cox, Janet Cobbel, Cam McCall, Pamela Smith, Eric Zepp, and Mark McReynolds - Alternate

Commission Members Absent: Vice-Chairman Brian Mantzey and Deanna Kuykendall

Staff Present: Director of Planning Brian Lockley; Planning Manager Samantha Pickett; Planners Danielle Quintanilla, Melissa Spriegel, and David Soto; and Administrative Assistant Terri Ramey

There were approximately 20 guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

The Commission unanimously approved the motion by Commission Member Cobbel, seconded by Commission Member McCall, to approve the following two Consent items, with a vote of 6-0-0.

**18-214 Minutes of the Planning and Zoning Commission Regular Meeting of February 13, 2018**

**17-0039CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of SK McKinney 380 Addition, Located at the Southeast Corner of U.S. Highway 380 (University Drive) and Forest Ridge Lane**

### END OF CONSENT

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

**18-0032Z Conduct a Public Hearing to Consider/ Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located at the Southwest Corner of Community Avenue and Bloomdale Road (REQUEST TO BE TABLED)**

Mr. David Soto, Planner I for the City of McKinney, explained that Staff recommends that the public hearing closed and the item be tabled indefinitely due to a

noticing error. He stated that Staff will re-notice the item prior to it coming back before the Planning and Zoning Commission. Mr. Soto stated that the applicant is requesting to rezone the subject property from "PD" – Planning Development District, generally for office and single family residential uses, to "C2" – Local Commercial District, generally for commercial uses. He offered to answer questions. There were none.

The applicant was not present to make a presentation or answer questions.

Chairman Cox opened the public hearing and called for comments.

Mr. Steve Rand, 2340 Avalon Creek Way, McKinney, TX, stated that he lived adjacent to the subject property. He asked why the southeast and northwest corners were not being considered, since there is not housing located there. Mr. Rand stated that he did not know what was planned to go in at this location. He stated that he thought the organization developing the property had something to do with entertainment. Mr. Rand stated that there are families with children living in the adjacent neighborhood. He had concerns about possible lighting and noise-level issues. Mr. Rand stated that the Collin County Jail is located nearby. He stated that when people who are released from jail, they sometimes walk down Community Avenue and sometimes through their neighborhood. Mr. Rand questioned if they might go to this new development and cause issues.

Ms. Robin Beheydt, 2200 Avalon Creek Way, McKinney, TX, stated that she lives on the corner of Community Avenue and Avalon Creek Way. She concurred with Mr. Rand's comments. Ms. Beheydt stated that when she was purchasing her house the real estate agent explained that the subject property was zoned "PD" – Planned Development District, generally for office uses. She stated that she expected it to develop with uses that would operate Monday – Friday from 8:00 a.m. – 5:00 p.m. Ms. Beheydt stated that she would be okay with those hours and use. She stated that now the property could potentially be developed for retail uses and that would include extended hours of operation. Ms. Beheydt stated that she has concerns about potential lighting, noise, and increased traffic issues.

Ms. Melody Robinson, 2204 Avalon Creek Way, McKinney, TX, asked about the dotted line surrounding the subject property shown on the notification map. Ms. Samantha Pickett, AICP, Planning Manager for the City of McKinney, stated that this was

the 200-foot notification buffer. She stated that if your property falls within this buffer area, then you would receive a property owner notification card in the mail about the proposed rezoning request. Ms. Robinson asked to clarify that there would be public input at a later meeting due to the item being tabled indefinitely. Chairman Cox stated that there would be another meeting where the applicant would make a presentation of what was proposed for the subject property. He stated that since this public hearing was being closed, another property owner notice would be mailed prior to the next meeting.

Ms. Pamela Harden, 2309 Avalon Creek Way, McKinney, TX, stated that she had been a member of the Arts Commission for five years. She stated that she appreciated the helpfulness of the Planning and Zoning Commission agenda. Ms. Harden stated that she understood that it was difficult to balance land use, green space, and attracting businesses so that we can have tax dollars to help lessen the burden on property owners. She stated that McKinney is rapidly growing. Ms. Harden stated that there were vacant spaces located near the Kroger development located at the southeast corner of U.S. Highway 75 (Central Expressway) and U.S. Highway 380 (University Drive). She stated that some of these spaces had been vacant for at least five years. Ms. Harden stated that they moved from Plano, TX to get away from development; however, they know it is coming to McKinney, TX. She stated that a lot of the adjacent property owners value green space.

On a motion by Alternate Commission Member McReynolds, seconded by Commission Member Zepp, the Commission voted unanimously to close the public hearing and table the proposed rezoning request indefinitely as recommended by Staff, with a vote of 6-0-0.

**17-0021Z 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 "C1" - Neighborhood Commercial District, Located Approximately 595 Feet West of Village Park Drive and on the North Side of Collin McKinney Parkway**

Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone the subject property to "C1" – Neighborhood Commercial District, for low intensity commercial uses. Mr. Soto stated that the property is currently zoned for single family residential uses in accordance

with the Neighborhood Zone for the Regional Employment Center (REC) Overlay District; however, the adjacent street network and neighborhood layout have rendered the subject property undevelopable for single family residential lots due to the size constraint and access. He stated that the applicant has indicated their intent to develop the property for non-residential uses, specifically under "C1" – Neighborhood Commercial District, in order to be consistent with the property directly to the east. Mr. Soto stated that the property owner owns the adjacent tract of land as well. He stated that the Future Land Use Plan (FLUP) designates the property for low density residential uses; however, this designation on the subject property reflects the existing zoning rather than the potential uses for the location. Mr. Soto stated that the request for the subject property is consistent with several other recent rezoning requests in the immediate area. He stated that the current request will complement the adjacent properties. Mr. Soto stated that the applicant did host a neighborhood meeting with the residents of Village Park on February 16, 2018 to inform them of the upcoming request. He stated that it is Staff's professional opinion, given the location and access of the property, that the rezoning request will be compatible with the adjacent land uses. Mr. Soto stated that Staff recommend approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Costa Mazidji, PE, 11105 Fernald Avenue, Dallas, TX, explained the proposed rezoning request. He stated that a medical and professional office building is being proposed for the site that would be of use for the adjacent neighborhood. Mr. Mazidji stated that the architectural features would be consistent with the adjacent neighborhood. He offered to answer questions. There were none.

Mr. Srinivas Chaluvadi, Stacy Office Park, LLC, 13359 Grayhawk Boulevard, Frisco, TX, stated that he was the applicant on the proposed rezoning request. He offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments.

Mr. Craig Harlan, 5028 Devon Drive, McKinney, TX, stated that he was in support of the proposed rezoning request. He stated that his property was adjacent to the subject property. Mr. Harlan stated that at the neighborhood meeting the neighbors requested that a fence be built prior to any construction starts to help with debris and safety issues.

Mr. Todd Yamaoka, 5016 Devon Drive, McKinney, TX, stated that he would prefer to see organic fencing for the aesthetics of the community. He stated that there are multiple young families living in their neighborhood. Mr. Yamaoka stated that they chose McKinney because of its atmosphere. He stated that he understood the benefits of commercial development, as it enhances the features of the community. Mr. Yamaoka stated that the neighbors had concerns about light pollution.

Chairman Cox stated that when the site plan for the subject property is submitted to the City of McKinney, it will be made available for viewing on the City's website. He stated that residents could also contact Staff to discuss it in more detail.

On a motion by Commission Member Zepp, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0.

Mr. Chaluvadi stated that he agreed to do whatever the City specified regarding the screening of the property prior to doing any other construction and light control for the property. He stated that he was available to anyone with questions about the proposed development. Chairman Cox thanked Mr. Chaluvadi for his willingness to work with everyone.

On a motion by Commission Member Smith, seconded by Commission Member Zepp, the Commission unanimously voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 20, 2018.

**17-186SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan for a Meter and Flow Control Facility (North McKinney Pipeline, Phase III), Located Approximately 1,500 Feet South of Bloomdale Road and on the West Side of Redbud Boulevard**

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed specific use permit and site plan request. She stated that the applicant is requesting approval of a specific use permit (SUP) and site plan to allow for a utility substation, a meter and flow control facility, on the subject property. Ms. Quintanilla stated that the proposed meter and flow control facility is approximately 850 square feet. She stated that this facility will work in conjunction with the future City of McKinney

Redbud Pump Station and North McKinney Pipeline Phase III. Ms. Quintanilla stated that the zoning for the subject property is "AG" – Agricultural District and requires that a specific use permit (SUP) be granted in order to allow for a utility substation. She stated that given that the area is industrial in nature, the Future Lane Use Plan (FLUP) calls for this area to be industrial, and the nearby developments are proposed to be industrial uses, the meter and flow control facility will be compatible with the future surrounding land uses. Ms. Quintanilla stated that Staff combined the specific use permit (SUP) and site plan as one request. She stated that approval of the specific use permit (SUP) will constitute approval of the site plan and landscape plan for the development. Ms. Quintanilla stated that Staff recommends approval of the specific use permit (SUP) and site plan request. Ms. Quintanilla offered to answer questions. There were none.

Ms. Colleen Howard, 600 W. 6<sup>th</sup> Street, Fort Worth, TX, stated that she was one of the engineers on the project and was representing the North Texas Municipal Water District. She stated that this would be a water flow control facility. Ms. Howard stated that it was going to connect the pipeline to the future McKinney Redbud Pump Station and the future North Texas Pump Station. She stated that it was critical to provide enough water to the City of McKinney. Ms. Howard 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 McCall, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to recommend approval of the proposed specific use permit and site plan as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 20, 2018.

**17-0006SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Retail, Restaurant and Pavilion Uses (HUB 121), Located on the Southwest Corner of Henneman Way and Alma Road, and Approximately 415 Feet West of Alma Road and on the North Side of State Highway 121 (Sam Rayburn Tollway)**

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed site plan request. She stated that the applicant proposed to construct six retail/restaurant

buildings and an outdoor music pavilion. Ms. Spriegel stated that typically site plans can be approved by Staff; however, the applicant is requesting variances that must be considered by the Planning and Zoning Commission. She stated that the applicant is requesting a variance to reduce the landscape buffer along Henneman Way from 20 feet to 15 feet. Ms. Spriegel stated that the applicant is also requesting a variance to allow the loading spaces to be located more than 25 feet from the building for Buildings 1, 2, and 3. She stated that per the Zoning Ordinance, a 20-foot landscape buffer is required adjacent to right-of-way of any major thoroughfare. Ms. Spriegel stated that the applicant is requesting to reduce the landscape buffer from 20 feet to 15 feet along Henneman Way, to maintain consistency with the development standards to the west, which call for a 15-foot landscape buffer. She stated that Staff feels that the proposed request to reduce the landscape buffer should not have an adverse impact for the site and the adjacent land uses, and will allow for a consistent street yard along the right-of-way. Ms. Spriegel stated that Staff has no objection to the applicant's request. She stated that the Zoning Ordinance also requires that all loading spaces shall be located within 25 feet of the building. Ms. Spriegel stated that the applicant has proposed that the loading spaces for Buildings 1, 2, and 3 be located approximately 60 - 72 feet from the main buildings. She stated that given the proposed courtyard-type design, intending to create a pedestrian friendly environment with each building accessible through walkways and open space, Staff understands the difficulty of locating the loading spaces within 25 feet of the building. Ms. Spriegel stated that Staff has no objection to the applicant's request 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 site plan and variance requests. He stated that this would be McKinney's first venture into a restaurant row. Mr. Roeder stated that there would be a series of restaurant buildings that frame an outdoor pavilion. He stated that City Council likes this plan and had approved a Chapter 380 agreement to help with the pavilion construction. Mr. Roeder stated that he is seeking two variances regarding the setback along Henneman Way and remote loading requirements. He stated that the pedestrian circulation needs to go around the building. Mr. Roeder requested approval of the proposed site plan request and offered to answer questions.

Alternate Commission Member McReynolds asked if this would be similar to the southeast corner of State Highway 121 (Sam Rayburn Tollway) and Dallas North Tollway (Preston Road). Mr. Roeder stated that these buildings were designed to have multiple restaurant tenants. He stated that the proposed buildings are designed to have robust restaurants. Mr. Roeder stated that two of the buildings up near the proposed landscape buffer variance would be a combination of restaurant and retail uses.

Commission Member Smith stated that she likes the synergy that this could bring to the area and the entertainment feature being created. She stated that it would be an entertainment district and that she could see value in it. Commission Member Smith stated that it would be a positive feature for the area.

Chairman Cox asked Mr. Roeder if he was in agreement with Staff's two recommendations listed in the Staff Report. Mr. Roeder stated that he concurred with the Staff Report.

Chairman Cox opened the public hearing and called for comments.

Dr. Baber Younas, 1780 W. McDermott Drive, Allen, TX, stated that he owns the 18 acres located east of the subject property. He stated that he was in support of the proposed site plan. Dr. Younas stated that it was a beautiful project.

On a motion by Alternate Commission Member McReynolds, seconded Commission Member Smith, the Commission unanimously voted to close the public hearing and approve the proposed site plan as conditioned in the Staff Report, with a vote of 6-0-0.

**17-0016SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Retail Building (Ridge/U.S. 380 Retail), Located Approximately 300 Feet East of Ridge Road and on the South Side of U.S. Highway 380 (University Drive)**

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed site plan request. She stated that the applicant is requesting approval of a site plan for a retail building. Ms. Spriegel stated that typically site plans can be approved by Staff; however, the applicant is requesting variances that must be considered by the Planning and Zoning Commission. She stated that the applicant is requesting a variance to reduce the landscape buffer along U.S. Highway 380 (University Drive) from 20 feet to 19 feet. Ms. Spriegel stated that the applicant is also requesting a variance to allow the loading



spaces to be located more than 25 feet from the building. She stated that the applicant is requesting to reduce the landscape buffer from 20 feet to 19 feet along U.S. Highway 380 (University Drive) to maintain the full width of the 30-foot fire lane and mutual access drive currently existing on the subject property. Ms. Spriegel stated that it would provide a consistent design with the adjacent development to the west by placing parking on the north side of the drive aisle. She stated that Staff feels that the proposed request to reduce the minimum landscape setback from 20 feet to 19 feet should not have an adverse impact for the site and the adjacent land uses. Ms. Spriegel stated that Staff recommends approval of the variance request. She stated that the applicant has also proposed that the loading spaces be located approximately 36 feet from the main building. Ms. Spriegel stated that given the lot size and the existing drive aisle configuration, Staff understands the difficulty of locating the loading space within 25 feet of the building. She stated that Staff has no objection to the applicant's request and offered to answer questions. There were none.

Mr. Casey McBroom, Cross Engineering Consultants, Inc., 131 S. Tennessee Street, McKinney, TX, stated that he is the Civil Engineer on the project. He concurred with the Staff Report and offered to answer questions.

Alternate Commission Member McReynolds asked if a fire lane was proposed to go around the building. Mr. McBroom stated that it was a one-way drive-through. He stated that currently they are looking at having a dry cleaner in the far right side of the building. Mr. McBroom stated that was part of why locating the loading zone was difficult. He stated that the site was pretty small.

Chairman Cox asked Mr. McBroom if he was in agreement with the two conditions listed in the Staff Report. Mr. McBroom said yes.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded Commission Member Cobbel, the Commission unanimously voted to close the public hearing and approve the proposed site plan as conditioned in the Staff Report, with a vote of 6-0-0.

**18-0085PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 25 Single Family Residential Lots, 4 Common Areas, and 1 Non-Residential Lot (The Preserve at Lake Forest), Located**

**Approximately 1,122 Feet South of Fieldcrest Street  
and on the East Side of Lake Forest Drive**

Ms. Melissa Spriegel, Planner I for the City of McKinney, stated that Staff distributed one letter of opposition and one informational letter to the Commission Members prior to the meeting. She stated that the applicant was proposing to replat one existing lot (7.04 acres) and 25.48 acres of unplatted property into 25 single family residential lots, four common areas, and one non-residential lot. Ms. Spriegel stated that the applicant has indicated that the residential lots will be used to construct a single family subdivision. She stated that the existing church on the non-residential lot will remain. Ms. Spriegel stated that the applicant has met all of the requirements of the Subdivision Ordinance. She stated that Staff recommends approval of the proposed preliminary-final replat and offered to answer questions. There were none.

Mr. Noah Flabiano, Skorburg Company, 8214 Westchester Drive, Dallas, TX, briefly explained the proposed preliminary-final replat. He stated that they have now met all of the City's requirements. Mr. Flabiano stated that they were excited to build this development in McKinney.

Commission Member McCall asked if the subject property was located in a floodplain. Mr. Flabiano stated that about two acres was out of the current floodplain. He stated that about seven acres after reclamation would be located out of the floodplain. Mr. Flabiano stated that they had an approved flood study completed back in March 2016 and have made adjustments to the flood study since, which are now in review. He stated that they would not be able to build houses in the floodplain.

Commission Member Smith wanted to clarify that this property had come before the Commission with previous requests. Mr. Flabiano stated that he thought it had come before the Commission approximately three times.

Commission Member Smith asked if they had scaled the request back to limit the reclamation. Mr. Flabiano said yes. He stated that there would be a nice preserve back there.

Chairman Cox opened the public hearing and called for comments.

Ms. Misty Ventura, 9406 Biscayne Boulevard, Dallas, TX, stated that she represented the adjacent property owner, Carlisle Grace. She stated that they are in

support of the proposed preliminary-final replat. Ms. Ventura requested that a note be added to the plat regarding the dedication for future right-of-way that ties in to Carlisle Grace's property, currently shown in the cross hatched area on the plat. She requested the note to state that the City had the option to relocate the right-of-way dedication to a different area on the property. Ms. Ventura stated that the right-of-way is in the flood plain area. Ms. Ventura stated that if the right-of-way was moved towards the southeast corner of the subject property that it would make the development of the future road easier from an engineering standpoint. She offered to answer questions. Ms. Samantha Pickett, AICP, Planning Manager for the City of McKinney, stated that Staff spoke with the City Attorney about their request for a note to be added to the plat regarding the option to move the right-of-way dedication. She stated that the previous zoning on the property did require a dedication of an access point to the property to the east. Ms. Pickett stated that the current zoning on the property did not have that same requirement. She stated that the applicant has still provided that access; however, the location is to their discretion as long as it meets the City's standards. Ms. Pickett stated that Staff would welcome her to work with the applicant and developer to see if they would like to move it. Ms. Ventura stated that it was her understanding that the applicant was willing to add a note that the City would have an option to choose a different alignment for that right-of-way. She asked Mr. Flabiano to verify if that was not correct. He did not respond. Ms. Pickett stated that the applicant could choose to move the alignment when they submit the record plat; however, it would be at their discretion and would be required to meet all of the City's standards. Ms. Ventura stated that she was not requesting a different alignment be shown on the plat. She stated that she was requesting that the City have the option to choose a different alignment of the right-of-way dedication to another undeveloped portion of the property at a later time if needed. Ms. Pickett reiterated that the City's legal counsel advised Staff that would not be possible. She stated that Staff was willing to research further into their concern. Alternate Commission Member McReynolds asked if the applicant could come back at a later time and request that the alignment be moved as long as it meets the City's standards. Ms. Pickett said yes. Alternate Commission Member McReynolds did not feel that the note needed to be added to the plat. Chairman

Cox stated that it sounded like an issue that could be addressed at a later time and not something that the Commission would be able to fix at tonight's meeting.

Commission Member Zepp asked if the drawing included in the Staff Report showing the possible layout of the proposed development actually meant anything. Ms. Pickett stated yes, that for single family developments you would not see a site plan, just a plat.

Commission Member Smith stated that she was glad to see the applicant come back with a revised request to create a worthwhile project that will hopefully add to the area and community.

On a motion by Commission Member Cobbel, seconded by Commission Member Smith, the Commission voted to close the public hearing and approve the preliminary-final replat as recommended by Staff, with a vote of 6-0-0.

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

**18-0069PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 3R, 4, 5, and 6, Block A, McClure Elementary School Addition, Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Ridge Road**

Mr. David Soto, Planner I for the City of McKinney, explained the proposed preliminary-final replat. He stated that the applicant was proposing to subdivide one existing lot, 6.71 acres, into four lots for commercial uses. Mr. Soto stated that the applicant has met all of the requirements of the Subdivision Ordinance. He stated that Staff recommends approval of the proposed preliminary-final replat and offered to answer questions. There were none.

Mr. Don Day, 110 E. Louisiana, McKinney, TX, explained the proposed preliminary-final replat. He stated that he had commitments for the two proposed lots in the back of the property. Mr. Day stated that a pre-school was being proposed for the southeast corner lot. He stated that the Masonic Lodge, that has been located in Downtown McKinney for over 100 years, is proposed to move to the other lot. Mr. Day stated that the frontage along U.S. Highway 380 (University Drive) would have commercial uses; however, he did not know what they might be at this time. He requested approval of the proposed preliminary-final replat.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Alternate Commission Member McReynolds, the Commission voted to close the public hearing and approve the preliminary-final replat as recommended by Staff, with a vote of 6-0-0.

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

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

Commission Member Smith stated that the items in tonight's Planning and Zoning Commission meeting might not have been controversial; however, she felt it was a very exciting meeting due to the amount of quality commercial coming to McKinney. She stated that this was a direction that we have wanted to see happen in the City.

Alternate Commission Member McReynolds concurred with Commission Member Smith's comments. He stated that he was happy to finally seeing various growth along U.S. Highway 380 (University Drive).

Chairman Cox also concurred with Commission Member Smith's comments. He thanked Staff for working with the applicants and for being forward thinking. Chairman Cox stated that it was appreciated.

Commission Member Zepp stated that there were trees marked, with white numbering and a nail, in the wooded area where HUB 121 is being proposed. He asked if Staff knew anything about it. Ms. Samantha Pickett, AICP, stated that was a separate property, known as Crossroads. She stated that a park pavilion was planned along Henneman Way at the north side of the property. Ms. Pickett, AICP, stated that Staff could research into it and get back with him.

There being no further business, Chairman Cox declared the meeting adjourned at 6:55 p.m.

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BILL COX  
Chairman