

PLANNING AND ZONING COMMISSION

APRIL 11, 2017

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 11, 2017 at 6:00 p.m.

City Council Present: Chuck Branch

Commission Members Present: Chairman Bill Cox, Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Brian Mantzey, Pamela Smith, and Mark McReynolds
– Alternate

Commission Member Absent: Cam McCall

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

There were seven guests present.

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

Chairman Cox continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Cobbel, seconded by Commission Member Smith, to approve the following five Consent items, with a vote of 7-0-0.

- 17-369 Minutes of the Planning and Zoning Commission Work Session of March 28, 2017**
- 17-370 Minutes of the Planning and Zoning Commission Regular Meeting of March 28, 2017**
- 17-049PF Consider/Discuss/Act on a Preliminary-Final Plat for 118 Single Family Residential Lots and 4 Common Areas, Located Approximately 1,100 Feet East of Custer Road and Approximately 275 Feet South of Collin McKinney Parkway**
- 16-380PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 7R, Block A, of Custer's Bobos Addition, Located Approximately 470 Feet North of Virginia Parkway and on the West Side of Custer Road**
- 17-054CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block A, of B and L Cox Addition, Located Approximately 300 Feet North of U.S. Highway 380**

(University Drive) and on the East Side of Lake Forest Drive

END OF CONSENT

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

17-074Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District, "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located Approximately 1,040 Feet South of Bloomdale Road and on the East Side of U.S. Highway 75 (Central Expressway)

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone approximately 8.13 acres to "C3" – Regional Commercial District and "LI" – Light Industrial District, generally for commercial and industrial uses. Ms. Spriegel stated that the western 3.90 acres (Tract A) will be zoned "C3" – Regional Commercial District, while the eastern 4.23 acres (Tract B) will be zoned "LI" – Light Industrial District. She stated that the applicant has indicated their intent to utilize the commercial tract for office uses and the industrial tract for office/warehouse uses. Ms. Spriegel stated that the properties located north and south of the subject property are zoned for similar commercial and office uses. She stated that given the frontage on U.S. Highway 75 (Central Expressway) and the existing commercial zoning, it was Staff's opinion that the rezoning request will preserve the commercial zoning of the area. Ms. Spriegel stated that given the industrial designation of the properties to the east within the Future Land Use Plan (FLUP), Staff was of the opinion that the proposed rezoning request will serve as a transition to the current and future industrial uses to the east. She stated that Staff recommended approval of the proposed rezoning request.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the rezoning request. He concurred with the Staff Report. Mr. Roeder stated that the subject property was currently zoned for "C" – Planned Center District. He requested a favorable recommendation to City Council 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 Commission Member Cobbel, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted 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 May 2, 2017.

16-211MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block A, of the Fast Addition, Located Approximately 165 Feet West of Murray Street and on the South Side of Fitzhugh Street

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed minor replat. She stated that the applicant was requesting to subdivide approximately 0.50 acre tract of land into two lots for single family residential uses. Ms. Quintanilla stated that the plat met all of the requirements of the Subdivision Ordinance. She stated that Staff recommends approval of the proposed minor replat and offered to answer questions. There were none.

The applicant was not present to make a presentation.

Ms. Quintanilla stated that she thought that the applicant was going to be present at the meeting. She stated that the applicant had e-mailed her last week that she was in agreement with the Staff Report.

Chairman Cox opened the public hearing and called for comments.

Mr. Francisco Zuniga, 514 Murray Street, McKinney, TX, asked what was proposed to be built on the property. He expressed concerns about parking issues in the area.

Ms. Quintanilla stated that the property was zoned "RS-60" – Single Family Residence District. She stated that it was her understanding that the applicant plans to build a single family house on each lot. Ms. Quintanilla stated that they will have to meet the required setbacks. She stated that each single family residence will be required to provide two enclosed garage spaces and two outside of the garage parking spaces for a total of four parking spaces for each house. Ms. Quintanilla stated that she felt the house

would face Fitzhugh Street. She stated that the driveways would come off of Fitzhugh Street, since public access was required from a street.

Chairman Cox reiterated that the applicant proposed to build two houses and each house would be required to provide four parking spaces on the property. He asked if parking on the street would be permitted. Ms. Quintanilla stated that they would have to provide the required four parking spaces on the property. She stated that parking on the street was allowed.

On a motion by Commission Member Cobbel, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to close the public hearing and approve the proposed minor replat as recommended by Staff, with a vote of 7-0-0.

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

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Mr. Brian Lockley, Director of Planning for the City of McKinney, briefly discussed the change in the Planning and Zoning Commission packet format. He stated that Commission Members would not receive a separate Staff Report, going forward the Legislative Text and the Staff Report would be combined into one document in the packet.

There being no further business, Chairman Cox declared the meeting adjourned at 6:12 p.m.

BILL COX
Chairman