

PLANNING AND ZONING COMMISSION

APRIL 8, 2014

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 8, 2014 at 6:00 p.m.

Commission Member Present: Chairman Rick Franklin, Vice-Chairman George Bush, Matt Hilton, Michael Osuna, Dick Stevens, and Larry Thompson

Commission Member Absent: Jim Gilmore

Staff Present: Assistant Director of Development Services Rick Leisner, Director of Planning Michael Quint, Planning Manager Brandon Opiela, Planners Samantha Pickett and Steven Duong, and Administrative Assistant Terri Ramey

There were approximately 24 guests present.

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

Chairman Franklin 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. Chairman Franklin 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 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. Chairman Franklin 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 the issues.

Chairman Franklin continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Vice-Chairman Bush, seconded by Commission Member Hilton, to approve the following two Consent Items with a vote of 6-0-0.

- 14-069PF Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Medical Center, L.P., for Approval of a Preliminary-Final Plat for Lots 2-4 Block A, of the McKinney Medical Center Addition, Being Fewer than 50 Acres, Located on the Southwest Corner of Spur 399 and State Highway 5 (McDonald Street)**

END OF CONSENT

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

- 13-195Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Skorburg Company, on Behalf of Willow Park Development, for Approval of a Request to Rezone Fewer than 13 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 600 Feet South of Virginia Parkway and on the East Side of Hardin Boulevard (REQUEST TO BE TABLED)**

Ms. Samantha Pickett, Planner for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. She stated that Staff would re-notice for an upcoming meeting.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Thompson, seconded by Commission Member Osuna, 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.

- 14-009Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by NEXmetro Community Development, L.L.C., on Behalf of Hunter 38042, L.P., for Approval of a Request to Rezone Fewer than 10 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Grassmere Lane (REQUEST TO BE TABLED)**

Mr. Steven Duong, Planner for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item be tabled indefinitely due to public hearing notification signs not being posted on the subject property by the applicant in the timeframe required by the Zoning Ordinance. He stated that Staff would re-notice for an upcoming meeting.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Hilton, seconded by Commission Member Thompson, 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.

14-060Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by The Dimension Group, on Behalf of Malouf Interests, Inc., for Approval of a Request to Rezone Less than 1 Acre from "PD" - Planned Development District to "PD" - Planned Development District, Located on the Southwest Corner of Virginia Parkway and Custer Road (REQUEST TO BE TABLED)

Mr. Steven Duong, Planner for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item be tabled indefinitely due to a noticing error. He stated that Staff would re-notice for an upcoming meeting.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Thompson, seconded by Commission Member Hilton, 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.

14-058Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by DBA Architects, on Behalf of Ronald and Jared Cole, for Approval of a Request to Rezone Fewer than 2 Acres from "RS 84" - Single Family Residence District to "SO" - Suburban Office District, Generally to Modify the Development Standards, Located on the Southwest Corner of Hunt Street and Wilson Creek Boulevard

Ms. Samantha Pickett, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request as listed in the Staff report.

Mr. Bryan Moore, DBA Architects, 111 S. Kentucky Street, Suite # 210, McKinney, TX, concurred with the Staff report.

Chairman Franklin opened the public hearing and called for comments.

Ms. Shirley Hudspeth, 413 N. Bradley Street, McKinney, TX, stated that she owned an adjacent property and wanted to know if the proposed rezoning request would include her property. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that her property was not included in the proposed rezoning request.

On a motion by Vice-Chairman Bush, seconded by Commission Member Osuna, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 6, 2014.

RICK FRANKLIN
Chairman