

PLANNING AND ZONING COMMISSION

OCTOBER 11, 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, October 11, 2016 at 6:00 p.m.

Commission Members Present: Bill Cox, Eric Zepp, Deanna Kuykendall, Cam McCall, Brian Mantzey, Pamela Smith, and Mark McReynolds – Alternate

Commission Member Absent: Janet Cobbel

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

There were approximately 25 guests present.

Mr. Brian Lockley, Director of Planning for the City of McKinney, called the regular meeting to order at 6:00 p.m. after determining a quorum was present.

16-1010 Oaths of Office

Ms. Sandy Hart, City Secretary for the City of McKinney, gave the Oath of Office to Bill Cox, Eric Zepp, Deanna Kuykendall, Cam McCall, Brian Mantzey, Pamela Smith, and Mark McReynolds.

16-1011 Election of Chair and Vice-Chair

The Commission approved the motion by Commission Member Kuykendall, seconded by Alternate Commission Member McReynolds, to elect Bill Cox as Chairman, with a vote of 7-0-0.

The Commission approved the motion by Commission Member Smith, seconded by Commission Member Mantzey, to elect Eric Zepp as Vice-Chairman, with a vote of 7-0-0.

Chairman 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. Chairman 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. Chairman 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.

Chairman Cox continued the meeting with the Consent Items.

The Commission approved the motion by Alternate Commission Member McReynolds, seconded by Commission Member Mantzey, to approve the following three Consent items, with a vote of 6-0-1. Vice-Chairman Zepp abstained.

16-1012 Minutes of the Planning and Zoning Commission Work Session Meeting of September 27, 2016

16-1013 Minutes of the Planning and Zoning Commission Regular Meeting of September 27, 2016

16-184CV2 Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block A, 380 Crossing at Headington Heights, Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

END OF CONSENT

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

16-255Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "LI" - Light Industrial District, Located at 717 Tower Lane

Ms. Eleana Galicia, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item tabled to the October 25, 2016 Planning and Zoning Commission meeting per the applicant's request.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the October 25, 2016 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

16-183SU2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to allow for a Wholesale Retail and Tire Service Center with a Motor

**Vehicle Fuel Sales Facility (Costco), Located on the
Northeast Corner of U.S. Highway 380 (University Drive)
and Hardin Boulevard**

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed specific use permit and site plan request for a wholesale retail building and tire service center with a motor vehicle fuel sales facility. Ms. Galicia stated that the current zoning for the subject property requires that a specific use permit be approved to allow for the tire service center and the motor vehicle fuel sales facility on the subject property. She stated that the applicant was also requesting five variance requests. Ms. Galicia stated that typically variances were requested during the site plan process; however, since a specific use permit was required, Staff combined the specific use permit and the site plan into one request. She stated that approval of the specific use permit also constituted approval of the site plan. Ms. Galicia explained the proposed five variance requests and stated that Staff was recommending approval of these five variances. She stated that Staff had evaluated the impacts of the proposed use and felt that the site was appropriate for a wholesale retail building with a tire service center and a motor vehicle fuel sales facility. Ms. Galicia stated that the development would be located at the corner of a major intersection and the location of the tire service center and the motor vehicle fuel sales facility would be oriented away from adjacent residential uses, which should limit noise and visibility for the nearby residences. She stated that Staff recommended approval of the specific use permit and the associated variance requests. Ms. Galicia offered to answer questions. There were none.

Ms. Jenifer Murillo, Costco, 9 Corporate Park, Irvine, CA, explained the proposed specific use permit and site plan request. She briefly discussed the proposed parking for the site, proposed gas station, ingress and egress for the property, and the design process of the structures. Ms. Murillo concurred with the Staff report and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments.

Ms. Amanda Coleman, 2013 Eisenhower Dr., McKinney, TX, asked what she might be seeing from this proposed development from her house. She expressed concerns about additional traffic on Taft Lane. Ms. Coleman asked how this development might affect their property values.

On a motion by Vice-Chairman Zepp, seconded by Commission Member Smith, the Commission unanimously approved the motion to close the public hearing, with a vote of 7-0-0.

Ms. Galicia stated that the overhead doors would not be visible to the nearby residential uses. She stated that the residents facing that side of the building should only see the facade of the building and the surrounding landscaping.

Ms. Galicia stated that when the property to the north was developed that the developer would be required to provide a six-foot screening device and a ten-foot landscape buffer between that property and the surrounding residential uses. She stated that the other property to the north should be developed soon.

Alternate Commission Member McReynolds asked where the sanitary sewer line on the property was being relocated. Ms. Galicia stated that the City's Engineering department should be working with the applicant on this issue. Ms. Murillo stated that the sewer line was being relocated along the north-south driveway along the east side of the property.

Commission Member Mantzey asked if anything was being done to Taft Lane along Eisenhower Drive. Ms. Murillo stated that they were not taking access off of Taft Lane.

Commission Member McCall asked about the traffic flow for the proposed gas station on the property. Ms. Murillo stated that they proposed to have a deceleration lane on Hardin Boulevard and a larger area for the cars waiting for fuel to address any backup concerns. She stated that they were proposing 16 fueling stations and briefly discussed how many waiting cars the lot would hold.

Chairman Cox wanted to clarify that the access to the development would be off of U.S. Highway 380 (University Drive) and Hardin Boulevard and no access would be taken off of Taft Lane. Ms. Galicia stated that was correct.

Vice-Chairman Zepp had questions regarding the screening along the north side of the property. Ms. Galicia stated that the applicant still needed to subdivide the property to establish the property lines. She stated that Costco would not be required to provide screening where they were adjacent to commercial uses. Ms. Galicia stated that the Zoning Ordinance requires a 20' landscape buffer along rights-of-way. She

briefly discussed the screening that would be required on the tract of land to the north of this site.

On a motion by Commission Member Mantzey, seconded by Commission Member McCall, the Commission voted unanimously to recommend approval of the specific use permit and site plan 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 November 1, 2016.

16-183FR2 Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility (Costco), Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed facade plan appeal to waive some of the City's architectural requirements. She briefly discussed the architectural renderings of the building included in the Staff report that were for informational purposes only. Ms. Galicia explained that the applicant was requesting to utilize architecturally-finished CMU as a primary masonry material, and utilize corrugated metal and painted concrete as a secondary material on the wholesale retail and tire service center building. She stated that the applicant's second request was to waive the requirement of building offsets along elevations that were 50' or longer in horizontal length, which was applicable to the northern and western elevations. Ms. Galicia stated that the applicant's third request was to waive the requirement of primary masonry materials on the gas station controller building. She stated that Staff had no objections to the first two requests; however, was not in support of the last request to not utilize primary masonry materials on the gas station controller building. Ms. Galicia stated that considering the location of the proposed controller building at a key intersection of U.S. Highway 380 (University Drive) and Hardin Boulevard, Staff was of the opinion that this building should be an attractive and distinct entrance to the development. Ms. Galicia stated that as a development along one of the City's prime commercial corridors, providing more primary masonry exterior finishing materials on the controller building located within the service station could ensure a positive contribution was made to the surrounding visual environment. She stated that Staff would suggest that the applicant use a minimum of 50% brick, stone, or synthetic stone.

Ms. Galicia stated that while Staff had no objections to the first two requests, Staff could not support the elevations as proposed due to noncompliance of the third request, and as such recommends denial of the proposed elevations. She offered to answer questions.

Mr. Brian Lockley, Director of Planning for the City of McKinney, wanted to clarify that Staff was only objecting to the proposed gas station controller building elevations and not the other buildings elevations in the development. Ms. Galicia stated that was correct and that Staff had no objections to the materials proposed for the main building.

Ms. Jenifer Murillo, Costco, 9 Corporate Park, Irvine, CA, explained the proposed facade plan appeal to waive some of the City's architectural requirements. She stated that the gas station controller building was an inhabited mechanically enclosure. Ms. Murillo stated that they wanted this building to blend in and not stand out. She stated that when you make the gas station controller building more prominent that people think it is a structure like a bathroom or small convenience store. Ms. Murillo stated that the building had a lot of landscaping around it. She offered to use limestone halfway up the structure, if the Commission felt strongly about the City's requirement being met.

Commission Member Smith stated that she was in support of Staff's position on the request. Alternate Commission Member McReynolds concurred.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0.

Vice-Chairman Zepp asked about the screening around gas station controller building. Ms. Galicia stated that the applicant proposed to plant a 6' living screen around the building to help soften the appearance. She stated that was a factor that could be considered; however, it still did not meet the City's architectural requirements and could not be used as a reason to waive these requirements.

Vice-Chairman Zepp asked if this building was going to be small, out of the way, and heavily screened. Ms. Galicia stated that Staff was concerns that they were not meeting the City's 50% minimum masonry requirement.

Vice-Chairman Zepp asked Ms. Murillo to explain why they were not wanting to meet the requirement. Ms. Murillo stated that they felt it was wasteful adding stone to a

small mechanical building, which would make it stand out more. She stated that the main focus would be the canopy area, where they did a lot of upgrades. Ms. Murillo stated that if that was the last issue, then they would not have any opposition to adding masonry material to the exterior of the gas station controller building. She reirated that they felt it was unnecessary.

On a motion by Commission Member Smith, seconded by Commission Member Kuykendall, the Commission unanimously voted to approve the facade plan appeal as recommended by Staff, which included a requirement that each elevation on the gas station controller building have a minimum of 50% masonry materials, with a vote of 7-0-0.

Ms. Galicia stated that the applicant could appeal the Commission's decision to the City Council.

16-270SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development (The Kinstead), Located on the Northeast Corner of McKinney Place Drive and State Highway 121 (Sam Rayburn Tollway)

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 October 25, 2016 Planning and Zoning Commission meeting per the applicant's request.

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 continue the public hearing and table the proposed site plan to the October 25, 2016 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

16-248SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window (Victory @ Lake Forest), Located on the Northwest Corner of Collin McKinney Parkway and Lake Forest Drive

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed specific use permit request. She stated that the request was for a restaurant with a drive-through window. Ms. Galicia stated that the proposed 6,600 square foot building would be occupied by three different uses including medical office, retail, and a restaurant with a drive-through window. She stated that the property was currently zoned "C-1" – Neighborhood Commercial District and allowed for a restaurant with a

drive-through window, subject to the approval of a specific use permit by the City Council. Ms. Galicia stated that the restaurant with the drive-through window would be located on the west side of the building. She stated that the drive-through would not have a menu board with a speaker, instead customers would place their order at the pickup window. Ms. Galicia stated that given the proposed layout and design there should be minimal noise from the use and should remain compatible with adjacent residential uses and appropriate in the proposed location. She stated that Staff recommends approval of the specific use permit to allow for a restaurant with a drive-through window. Ms. Galicia offered to answer questions. There were none.

Mr. Jonathan Schindler, Kirkman Engineering, 4821 Merlot Ave., Grapevine, TX, stated that they had worked diligently with Staff and the adjacent property owners. He offered to answer questions.

Commission Member Smith asked if any particular issues had been addressed when they met with the adjacent property owners. Mr. Schindler stated that they met with the two adjacent landowners to their west. He stated that they worked on a master plan to see how all three sites would layout when developed.

Chairman Cox opened the public hearing and called for comments.

The following four residents spoke in opposition to this request. They expressed concerns regarding having a dumpster near their backyards, bad smells from a dumpster, lack of privacy, bright lights, long hours of operation, possible rodents from the dumpster, increased traffic, increased noise levels, signage, changes to surrounding property values, and losing green space. They all stated that many of the residents grill and socialize with each other in their backyards and the neighborhood children play in the backyards. They all stated that the applicant had not spoken with them regarding the proposed development on the subject property. Most stated that their objection was to having a restaurant on the subject property.

- Mr. Tony Schievelbein, 5005 Buckland Dr., McKinney, TX
- Mr. Ridham Bhatt, 5001 Buckland Dr., McKinney, TX
- Mr. Darrell Roberson, 4913 Atworth Ln., McKinney, TX
- Mr. Sergio Lares, 4909 Atworth Ln., McKinney, TX

On a motion by Vice-Chairman Zepp, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0.

Commission Member McCall asked about the notification process for the surrounding property owners. Ms. Galicia stated that Staff sends out public notices to property owners within 200' of the subject property. She explained that the property owners list used was created using the Collin Central Appraisal District's information for the adjacent properties. Ms. Galicia stated that the applicant was also required to post zoning notification signs on the property.

Alternate Commission Member McReynolds wanted to clarify what was being considered in this request. Ms. Galicia stated that the proposed building on the subject property contains three different uses, two of which were allowed by right, and only the drive-through portion of the proposed restaurant was being considered for the specific use permit. She stated that the applicant had indicated that the restaurant use was some type of bakery; however, had not named a specific tenant.

Vice-Chairman Zepp asked if a bakery and restaurant use was permitted under the current zoning. Ms. Galicia said yes. She stated that the drive-through window was what was requiring the specific use permit.

Commission Member Mantzey asked if there were any requirements to the hours of operation. Ms. Galicia stated that Planning Staff did not enforce hours of operation.

Commission Member Kuykendall expressed concerns about the hours of operation and traffic with the drive-through window being so close to the surrounding residents.

Mr. Schindler stated that Shipley Donuts was the intended tenant. He stated that he was not familiar with their operating hours; however, he felt it would be more of a morning business instead of late night business.

Ms. Galicia stated that the proposed building was single story and 26 feet in height. She stated that the applicant would be required to construct a screening device along the northern property line. Ms. Galicia stated that the applicant proposed a 6' masonry wall. She stated that the applicant was also required to provide a 10' landscape buffer and briefly described the landscaping that would be planted. She

stated that the City also had lighting requirements that would restrict the glare of the lighting on the subject property onto adjacent properties. Ms. Galicia stated that the applicant would be required to go through the civil review process where any traffic concerns would be addressed. She stated that Staff would not be able to weigh in on the financial impact of the proposed development.

Chairman Cox asked if there was a way that residents could track the process of the request. Ms. Galicia stated that there were several ways for citizens to follow the progress of a request. She gave the following examples: contact Staff to discuss the request, GIS interactive web viewer is a map available on the City of McKinney website that shows active cases, and the Master Plan Case List that is available on the City's website is updated every two weeks with the new development applications submitted for review with the City of McKinney Planning department.

Commission Member Kuykendall asked what type of mechanism was in place if the dumpster became an issue for the surrounding residents. Ms. Galicia stated that she could not think of anything to help eliminate any potential odors; however, she stated that the proposed location of the dumpster worked best for the layout of the proposed site. Ms. Galicia stated that this is a commercial tract that allows commercial uses by right. She stated that Staff would typically not tell the applicant where they have to locate the dumpster as long as they were meeting the City's minimum requirements listed in the City of McKinney Zoning Ordinance.

Vice-Chairman Zepp asked if the use dictated the access to Lake Forest Drive and Collin McKinney Parkway. Ms. Galicia said no. She stated that access was dictated by the requirements of the Engineering department. Ms. Galicia stated that the City typically requires each site have two points of access. She stated that this was the only place on the subject property where they could locate the driveway and meet the City's driveway spacing requirements. Ms. Galicia stated that they had a mutual access easement onto the adjacent property which gave them access onto Collin McKinney Parkway.

Vice-Chairman Zepp asked if the drive-through window would be located on the far west side of the property. Ms. Galicia said yes. She stated that they would not have a menu board and speaker.

Vice-Chairman Zepp asked if the traffic to get to the drive-through window would go along the back. Ms. Galicia said yes.

Commission Member McCall asked if this specific use permit was approved if later they decided to add a menu board and speaker if another specific use permit would be required. Ms. Galicia said yes and gave details of what else would be required on the site to allow it.

Mr. Brian Lockley, Director of Planning for the City of McKinney, stated that the City of McKinney Code Department would be who the surrounding residents needed to contact when issues regarding a dumpster occurred and gave some examples.

Commission Member Kuykendall asked Mr. Schindler if he had reached out to the surrounding residential property owners to discuss the proposed development. Mr. Schindler stated that they had not contacted the surrounding residential property owners; however, had worked with the adjacent commercial property owners. He stated that they intend to comply with the City's requirements.

Commission Member Mantzey stated that he would not want idling cars stacked in his backyard. He stated that a donut store could not survive without a drive-through. Commission Member Mantzey stated that the proposed drive-through was sacrificing the resident's value.

Commission Member McCall stated that all of the adjacent residential property owners came out to speak in opposition to this request. He stated that he would not want a drive-through in his backyard.

Commission Member Kuykendall expressed concerns about the issues the surrounding property owners mentioned and how it was going to directly impact them.

Mr. Schindler stated that they were sympathetic to the adjacent landowners. He stated that there was going to be a screening wall and landscaping buffer. Mr. Schindler stated that there were not more options available on the site.

Vice-Chairman Zepp stated that this was a tough site to place this type of operation. He stated that the drive-through changed the expectations that the surrounding neighbors had for the subject property.

Ms. Schindler stated that they understand the concerns. He stated that was one of the reasons they decided not to have a menu board with a speaker on the property.

Vice-Chairman Zepp stated that commended the applicant on his efforts; however, he still did not find the site suitable for a drive-through window.

On a motion by Vice-Chairman Zepp, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to recommend denial of the specific use permit, 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 November 1, 2016.

16-237SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for 2 Office/Warehouse Buildings (Redbud Central), Located on the Northwest Corner of Redbud Boulevard and Central Circle

Ms. Danielle Quintanilla, Planner for the City of McKinney, explained the proposed site plan request for two buildings for industrial uses. She stated that site plans could typically be approved administratively by Staff; however, the governing planned development ordinance (PD 1563) required that the site plan be considered by the Planning and Zoning Commission with the final action by City Council. Ms. Quintanilla stated that Staff recommends approval of the proposed site plan request as conditioned in the Staff report. She offered to answer questions. There were none.

Mr. Brandon Davidson, 200 W. Belmont, Allen, TX, concurred with the Staff report and offered to answer questions.

Commission Member Smith asked if the applicant was going to revise the site plan to extend the 6' masonry screen wall to the sidewalks to fully screen the loading docks from the public right-of-way. Ms. Quintanilla pointed out where the masonry wall was located on the overhead projection and explained why Staff was requesting the masonry screening wall to be extended to screen the loading docks. She stated that the applicant did not have an objection to this requirement but was not able to make the revision to the site plan prior to this meeting.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded Commission Member McCall, the Commission voted unanimously to close the public hearing and approve the site plan as conditioned in the Staff report, 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 November 1, 2016.

16-213PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 10 Single Family Residential Lots (Lustig Addition), Located on the Northeast Corner of Walker Street and Tennessee Street

Ms. Melissa Spriegel, 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.

Commission Member McReynolds asked for the lot sizes. Ms. Spriegel stated that the entire property was approximately 0.865 acres. She stated that the lot sizes were approximately 40' x 90'.

Mr. Ron Lustig, 733 Creek Valley Ct., Allen, TX, explained the proposed preliminary-final replat. He stated that this was the second phase of the project. Mr. Lustig stated that ten units were completed on North Tennessee Street and that the proposed units would be on the back side of them. He stated that these were originally configured as duplexes; however, due to some zoning changes they are now single family units with attached garages. Mr. Lustig stated that the primary access for parking would use the existing alley. He offered to answer questions.

Commission Member McReynolds asked if these were essentially duplexes. Mr. Lustig stated that they were technically townhomes under the current zoning. He stated that it was identical to what was developed on North Tennessee Street.

Chairman Cox asked which street these front doors would face. Mr. Lustig said they would face Johnson Street and the entry to the garage was through the existing alley off of Tennessee Street.

Chairman Cox opened the public hearing and called for comments.

Ms. Shirley Mack, 503 N. Chestnut St., McKinney, TX, stated that she was not opposed to the proposed development; however, she did have questions. She expressed concerns about Johnson Street being one lane and possible increase in traffic. Ms. Mack expressed concerns about drainage issues since the subject property was higher than her property.

Mr. Doyle Brinkley, 509 N. Chestnut St., McKinney, TX, stated that he felt this was a project that time has not come. He stated that he liked the development on North Tennessee Street; however, not the proposed project. Mr. Brinkley stated that when he asked what they planned to do with the subject property and was told that they did not plan to develop it due to the improvements that would be required to Johnson Street. He stated that Johnson Street was actually an alley. Mr. Brinkley stated that for this development to occur that they must be required to develop Johnson Street. He stated that the surrounding area should be rezoned to allow them to build additional residential units on their properties if space allowed. Mr. Brinkley expressed concerns regarding privacy. He stated that the houses that Mr. Lustig already developed look down onto his backyard and the proposed development would be worse.

On a motion by Commission Member Kuykendall, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0.

Commission Member Kuykendall asked Staff to address the Johnson Street issues mentioned. Ms. Spriegel stated that the City of McKinney Engineering department did review this request for conformance. She stated that it did meet all of their standards. Ms. Spriegel stated that she was not aware of the extent that the applicant would be required to improve Johnson Street. She stated that the civil review process would be where that was determined.

Chairman Cox stated that the Staff report mentioned that sidewalks would be required along Johnson Street. He stated that the improvements to Johnson Street were not being consider during this request.

Commission Member Smith asked for the width of Johnson Street. Ms. Spriegel stated that she thought Johnson Street was 30' wide. Alternate Commission Member McReynolds asked if that was the actual roadway or just the right-of-way. Ms. Spriegel stated that was the right-of-way. Alternate Commission Member McReynolds stated that the roadway could be a lot less than the right-of-way.

Chairman Cox asked Mr. Lustig about the current condition of Johnson Street and if there had been any discussion regarding improvements to Johnson Street. Mr. Lustig stated that they would have to make substantial improvements to Johnson Street

with this development. He gave examples of roadway, sidewalk, water, sewer, and drainage improvements.

Alternate Commission Member McReynolds asked if Johnson Street would be required to be widened. Mr. Lustig said yes; however, he did not have the actual number of the width that it would be widened. He stated that they were making a significant commitment with this development.

Commission Members Mantzey and Smith asked about possible parking on Johnson Street. Mr. Lustig briefly discussed the parking on the subject property. He stated that the residents should be parking their personal vehicles in the garage with the entrance from the alley. Mr. Lustig stated that the improvements to Johnson Street would allow for some parking on the street.

Mr. Lustig stated that with the redevelopment of downtown McKinney that these were very desirable lots.

Alternate Commission Member McReynolds asked about the entrances to the alley. Mr. Lustig stated that the existing alley was in a "U" shape with the entrance off of Tennessee Street. He stated that this minimized the load on Johnson Street.

On a motion by Alternate Commission Member McReynolds, seconded by Commission Member Smith, the Commission voted unanimously to 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.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

There being no further business, Chairman Cox declared the meeting adjourned at 7:41 p.m.

BILL COX
Chairman