

**MINUTES
CITY OF MCKINNEY, TEXAS
PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 25, 2011
6:30 P.M. – COUNCIL CHAMBER – CITY HALL**

The Planning and Zoning Commission of the City of McKinney, Texas, met in regular session in the Council Chamber of the Municipal Building on Tuesday, January 25, 2011 at 6:30 p.m.

Commission Members present were Robert S. Clark, Darrell Tate, Sean Lingenfelter, George Bush, Ray Eckenrode, Jack Radke and Larry Thompson. Staff members present were Senior Planner Brandon Opiela, Planner Abra Nusser, and Administrative Assistant Terri Ramey. Council Liaison Travis Ussery was present.

There were 5 guests present.

Chairperson Clark presided.

Chairperson Clark 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 further considered by City Council at its regularly scheduled meeting of February 15, 2011, unless otherwise indicated, and that all required revisions should be submitted to the Planning Department for its review by February 1, 2011. 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. Chairperson Clark 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 issues.

Chairperson Clark began the agenda with the Consent Items.

**Consider/Discuss/Act on the Minutes of the
January 11, 2011 Planning and Zoning
Commission Regular Meeting.**

On a motion by Commission Member Lingenfelter, seconded by Commission Member Radke, the Commission voted 7-0 to approve the Consent Item.

Chairperson Clark began the agenda with the Regular Items.

10-134SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Custer West Partners IV, L.P., on Behalf of James J. Melino, for Approval of a Site Plan for an Amenity Center (The Heights at Westridge, Phase III Addition), Approximately 0.82 Acres, Located on the Northeast Corner of Eden Drive and Willard Drive.

Ms. Abra Nusser, Planner for the City of McKinney, gave the staff report and stated that the applicant is proposing a site plan to construct an amenity center for Phase III of The Heights at Westridge. She stated that the site plan reflects a 40-foot by 72-foot swimming pool and a 1,400 square foot amenity building consisting of restrooms, storage, and a multi-purpose room. Ms. Nusser stated that Staff is recommending six conditions of approval, two of which merit discussion. She stated that the applicant is requesting a reduction in rear yard setback. Ms. Nusser stated that per the governing planned development district, the rear yard setback can be reduced from 20 feet to 10 feet with site plan approval. She stated that the applicant is requesting this reduction in order to provide shade structures within 10 feet of the eastern property line. Ms. Nusser stated that Staff is comfortable with the proposed reduction and feels it should not have a negative impact on the adjacent properties. She stated that the applicant is also requesting living plant screens along the northern and eastern property lines. Ms. Nusser stated that non-residential uses are required to provide and maintain a screening device along property lines adjacent to residential property per the Zoning Ordinance. She stated that there are residential districts on the north and east sides of the subject property. Ms. Nusser stated that the applicant is proposing living plant screens consisting of Burford Holly evergreen shrubs. She stated that since living plant screens are proposed, the Planning and Zoning Commission must approve them through the site plan process or approved screening devices must be provided instead. Ms. Nusser stated that Staff feels that the proposed living plant screens adequately screen the proposed use from the adjacent properties and recommends the applicant receive approval of the living plant screens from the Planning and Zoning Commission. She stated that Staff recommends approval of the proposed site plan as conditioned in the Staff Report. Mr. Gary DeFrain, Custer

West Partners IV, L.P., 8235 Douglas Ave., Suite # 650, Dallas, TX 75225, stated that he is the developer of The Heights at Westridge. He stated that The Heights at Westridge is an approximately 1,300 lot project and that they had developed approximately 950 of those lots. Mr. DeFrain stated that this is the second amenity center for the project. He stated that he designed the amenity centers to not impact the surrounding neighborhood. Mr. DeFrain stated that there are buffers proposed around this amenity center. He stated that he had met with Steve and Tari Puleo, the property owners to the north of the subject property, several times regarding the proposed amenity center. Mr. DeFrain stated that the plan that they had proposed to Mr. and Mrs. Puleo is not the same plan being presented tonight. Mr. DeFrain stated that the plan being presented has been modified to add more landscape buffers after speaking with City Staff. On a motion by Commission Member Lingenfelter, seconded by Commission Member Thompson, the Commission voted 7-0 to close the public hearing and approve the proposed site plan as conditioned in the staff report. Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

10-118Z* Conduct a Public Hearing to Consider/Discuss/Act on the Request by Standard Pacific of Texas, Inc, on Behalf of Gammon Partners I, Ltd., for Approval of a Request to Rezone Approximately 83.29 Acres, Silverado Estates, from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the East Side of Alma Road and on the North Side of Silverado Trail.

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. Mr. Mehdi Elofir, 3924 Ironstone Lane, McKinney, TX 74070, stated that he lives on the east side of this property. He asked for clarification on the proposed rezoning request. Mr. Elofir stated that he received the property owner's notice in the mail

but had not looked on the website to read the staff report. Mr. Brandon Opiela, Senior Planner for the City of McKinney, gave a brief explanation of the rezoning request. He stated that there is currently a residential component and an office component to zoning of the property. Mr. Opiela stated that the applicant is requesting a rezone to utilize the subject property entirely for residential uses. He stated that there are certain standards in place for the property for a specific type of residential project. Mr. Opiela stated that the applicant is proposing to modify some of those standards. He stated that Staff would be willing to discuss the proposed changes with him in more detail after the meeting. Mr. Elofir stated that he felt this was enough information for now. On a motion by Commission Member Bush, seconded by Commission Member Radke, the Commission voted 7-0 to close the public hearing and table the proposed rezoning request indefinitely as recommended by Staff.

10-130Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Skorborg Retail Corporation, on Behalf of Blackmon Ranch, Ltd., for a Request to Rezone Approximately 23.20 Acres from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located Approximately 825 Feet East of Lake Forest Drive and on the South Side of McKinney Ranch Parkway.

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairperson Tate, seconded by Commission Member Bush, the Commission voted 7-0 to close the public hearing and table the proposed rezoning request as recommended by Staff.

Chairperson Clark stated that Council Liaison Travis Ussery would like to address the Commission Members. Council Member Ussery gave a brief description of the City of McKinney Sustainability Plan Meeting coming up on Saturday, February 12, 2011 at St. Gabriel Community Center, 110 St. Gabriel

Way, McKinney, TX. He distributed flyers regarding the event and asked that the Commission Members distribute them. Council Member Ussery described how important it is to receive public input on the Sustainability Plan. He encouraged the Commission Members to attend the meeting and to pass the word on to encourage public input at this meeting coming up on Saturday, February 12, 2011.

There being no further business, Chairperson Clark declared the meeting adjourned at 6:42 p.m.

ROBERT S. CLARK, CHAIRPERSON