

## PLANNING AND ZONING COMMISSION

JUNE 25, 2013

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, June 25, 2013 at 6:00 p.m.

Commission Members Present: Chairman Robert S. Clark, Vice-Chairman Rick Franklin, George Bush, Jim Gilmore, Matt Hilton, David Kochalka, and Larry Thompson

Commission Members Absent: None

Staff Present: Director of Planning Michael Quint; Planning Managers Brandon Opiela and Jennifer Arnold; Planner II Arrie Mitchell; Planners Leo Bethge, Samantha Gleinser, and Anthony Satarino; Assistant City Secretary Blanca Garcia, and Capital Improvement Projects (CIP) Manager Matt Richardson.

There were approximately ninety guests present.

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

Chairman 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 only heard by the Planning and Zoning Commission and others could be forwarded on to City Council. Chairman Clark 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 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 the issues.

The Commission unanimously approved the motion by Vice-Chairman Franklin, seconded by Commission Member Gilmore, to approve the following three Consent Items with a vote of 7-0-0:

**13-117PF Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of TCI McKinney, Inc., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Millennium Addition, Being Fewer than 29 Acres, Located on the Southwest Corner of McKinney Ranch Parkway and Ridge Road**

**13-119PF Consider/Discuss/Act on the Request by Hudson Crossing Condos, on Behalf of KAT Realty Ventures, L.L.C. and Eurick Real Estate, L.L.C., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Hudson Crossing Condos Addition, Being Fewer than 4 Acres, Located on the West Side of Hudson Crossing and Approximately 450 Feet South of Eldorado Parkway**

**END OF CONSENT**

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

**13-061Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Creative Architects, on Behalf of Paul Sturkie, for Approval of a Request to Rezone Less than 1 Acre from "PD" - Planned Development District and "H" - Historic Preservation Overlay District to "PD" - Planned Development District and "H" - Historic Preservation Overlay District, Generally to Allow for a Townhome Development, Located on the Northeast Corner of Willie Street and Parker Street**

Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with special ordinance provisions listed in the staff report.

Mr. Scott Roberts, Creative Architects, 1026 Creekwood, Garland, TX, explained the proposed rezoning request and why he felt it was important to rezone the property. He discussed the team working on the project and what they plan to build on the property if the rezoning request is approved.

Vice-Chairman Franklin asked Mr. Roberts how they plan to address the issues with the remaining apartments. Mr. Roberts stated that there would be new neighbors to watch over things. He mentioned that they might consider adding some security measures. Mr. Roberts stated that at a future date that they might be willing to purchase that piece of property to redevelop it; however, Mr. Sturkie was asking too much for the property at this time to make it feasible.

Commission Member Gilmore asked Mr. Roberts if the townhomes would be constructed by Mr. Nail. Mr. Roberts said yes.

Commission Member Kochalka asked Mr. Roberts if he plans to use similar materials as the surrounding structures. Mr. Roberts explained that they were working with City staff on the exterior materials to be used. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the Architectural Standards requires townhomes to be constructed with 85% masonry on the exterior.

Commission Member Thompson asked for the price range for the units. Mr. Roberts stated that they would range about \$250,000 each.

Commission Member Gilmore asked if there would be a Homeowner's Association (HOA) for the development. Mr. Roberts said yes.

Commission Member Hilton asked Mr. Roberts if he felt they had addressed most of the neighbor's concerns at their meeting. Mr. Roberts stated that the neighbors still had concerns about the project. He stated that change was difficult.

Commission Member Gilmore asked what else could be built on the property. Mr. Quint stated that currently single-family residential, townhomes, and multi-family units could be built on the property. Commission Member Bush stated that any new development would need to meet current standards.

Commission Member Kochalka asked Mr. Roberts what data they used to come up with the \$250,000 price range for the units. Mr. Roberts stated that Mr. Nail could answer that better than he could.

Mr. Gary Nail, Nail Builders, 5000 Whitestone Ln., Plano, TX, stated that the price point is \$225,000 to \$250,000 depending on the unit. He discussed the unique features and charm of living in the Historic District of McKinney, TX. Mr. Nail stated that they would not purchase the property from Mr. Sturkie until after the rezoning request is approved. He stated that they had already submitted a conveyance plat for the project. Mr. Nail stated that Mr. Colin Ashcroft, Project Developer, believes that McKinney can support this project. Mr. Nail stated that Mr. Ashcroft did research prior to planning to invest his money.

Commission Member Gilmore asked Mr. Nail if he plans to build similar quality townhomes as he did in Stonebridge. Mr. Nail said yes, that he builds to a high quality standard. Mr. Nail stated that Mr. Ashcroft builds high-end products.

Commission Member Bush asked Mr. Nail if he or Mr. Ashcroft had concerns about the substandard apartment units located so close to this proposed development. Mr. Nail stated that it was not ideal; however, that they did not feel it would be a problem. He stated that you rebuild as you can in the revitalization of downtowns and that there are old buildings next to new ones. He stated that the townhome units would not be facing the apartment units. Mr. Nail stated that they would be building a nice brick fence between them and the apartment units.

Chairperson Clark opened the public hearing and called for comments.

The following people spoke in opposition of the proposed rezoning request. These citizens had concerns about all of the exceptions to the City's requirements being made for this project, unit density, safety, additional traffic, whether or not the townhomes would be owner occupied, and if the proposed townhomes would stand the test of time.

- Ms. Molly Brewer, 711 Parker St., McKinney, TX
- Mr. Tom Warden, Jr., 812 Parker St., McKinney, TX
- Mr. Aaron Davis, Business Manager for Cornerstone Christian Academy, 808 S. College St., McKinney, TX
- Dr. Jeff Guleserian, Headmaster for Cornerstone Christian Academy, 808 S. College St., McKinney, TX
- Mr. Peter Page, 704 Parker St., McKinney, TX
- Ms. Lisa Brooks, 706 Parker St., McKinney, TX
- Mr. Jay Crum, 903 Parker St., McKinney, TX
- Ms. Dominique Miller, 704 Park Meadow Ln., McKinney, TX

The following person turned in a speaker's cards in opposition of the proposed rezoning request; however, did not wish to speak at the meeting.

- Mr. Tom Warden, Jr., 812 Parker St., McKinney, TX

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

Mr. Scott Roberts stated that the economy is picking up and homes are selling. He felt that the school would be the source of traffic issues and not this proposed development. Mr. Roberts stated that the proposed townhomes would be sprinklered and meet all of the current codes. He felt that they would be safer than most of the surrounding structures. Mr. Roberts stated that the proposed townhome units would be owned. He stated that each townhome unit would have two parking spaces in the garage and two parking spaces in the driveway for a total of four available parking spaces per unit. Mr. Roberts felt that there would be plenty of landscaping on the property. He stated that the plan being shown was a concept plan and not the official landscape plan. Mr. Roberts felt that zoning had not kept up with current development; therefore, they needed some variances on this project. He felt that was why a lot of cities have gone to form-based codes to address these types of issues. Mr. Roberts gave some examples of larger cities where townhomes had flourished. He stated that they are proposing a quality product that would bring up the tax base.

Chairman Clark went over the process for this proposed rezoning request.

On a motion by Commission Member Bush, seconded by Commission Member Hilton, the Commission voted to recommend denial of the rezoning request, with a vote of 5-2-0. Chairman Clark and Commission Member Kochalka voted against the motion.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 16, 2013.

**13-096Z2     Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 17, L.P. and VCIM Partners, L.P., for Approval of a Request to Rezone Fewer than 7 Acres from "AG" - Agricultural District, "PD" - Planned Development District, and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, to Modify the Allowed Land Uses and Development Standards, Located on the Northwest Corner of Chief Spotted Tail Drive and Alma Road**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled until the July 9, 2013 Planning and Zoning Commission meeting per the applicant's request. She stated that Staff will not re-notice prior to the next meeting.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Kochalka, to continue the public hearing and table the rezoning request until the July 9, 2013 Planning and Zoning Commission meeting, with a vote of 7-0-0.

**13-103Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 50, L.P., for Approval of a Request to Rezone Fewer than 25 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 on the East Side of Custer Road and Approximately 300 Feet North of Collin McKinney Parkway**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled until the July 9, 2013 Planning and Zoning Commission meeting per the applicant's request. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that Staff will not re-notice prior to the next meeting.

Chairman Clark opened the public hearing and called for comments.

Mr. Jeff Drews, 5920 River Highlands, McKinney, TX, stated that the surrounding neighbors are not aware of what is proposed for the property and had not heard from the developer of this property. He expressed concerns about this item not being re-noticed for the next public hearing.

On a motion by Commission Member Thompson, seconded by Commission Member Gilmore, the Commission unanimously voted to continue the public hearing and table the rezoning request until the July 9, 2013 Planning and Zoning Commission meeting, with a vote of 7-0-0.

**13-101Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven Stacy, L.P., for Approval of a Request to Rezone Fewer than 85 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 on the Southeast Corner of Custer Road and Future Silverado Trail**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommended denial of the proposed rezoning request due to a lack of conformance with Appendix B-2 (Regional Employment Center – Overlay Urban Design Standards) of the Zoning Ordinance, as outlined in the staff report.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Joplin; 1700 Redbud # 300; McKinney, TX; explained the proposed rezoning request and the history of the zoning on the property.

Commission Member Gilmore asked Mr. Roeder what the extra land would be used for near the apartments. Mr. Roeder stated that the apartments would be spread out on the property. He stated that they needed a certain depth and length to the property to allow proper circulation around the apartments.

Commission Member Gilmore asked Mr. Roeder if they plan to extend Silverado Trail. Mr. Roeder stated that when the development occurs on the northern piece of property that trail would be extended out to Custer Road. He stated that there is a pending facilities agreement to address this issue.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Kochalka, seconded by Commission Member Gilmore, to close the public hearing.

Chairman Clark asked Ms. Gleinser to repeat Staff's recommendation for this proposed rezoning request. Ms. Gleinser briefly discussed why Staff recommended denial of the proposed rezoning request.

Chairman Clark asked Staff if some of the "REC" – Regional Employment Center Overlay District had been modified in the past year to allow it to be developed and sold in the current market. Ms. Michael Quint, Director of Planning for the City of McKinney, stated that Staff has consistently recommended denial of similar requests. He stated that there have been occasions where City Council had approved similar requests.

Commission Member Bush asked if this property was barely in the boundaries of the "REC" – Regional Employment Center Overlay District. Mr. Quint explained that it was well within the "REC" - Regional Employment Center Overlay District.

Commission Member Thompson asked if the Planning and Zoning Commission had recommended something very similar in the past that was approved by City Council. Mr. Quint said yes.

Commission Member Bush asked Staff what percentage of similar requests that the Planning and Zoning Commission recommended for approval was ultimately approved by City Council. Mr. Quint did not have a percentage; however, felt that the majority of them had been approved.

Chairman Clark did not feel this would be a good location for an office building. He felt retail space would be fine at this location.

On a motion by Commission Member Gilmore, seconded by Commission Member Kochalka, the Commission unanimously voted to recommend approval of the rezoning request with the special ordinance provisions listed in the staff report, with a vote of 7-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 16, 2013.

Commission Member Kochalka stepped down during the consideration of item # 13-111ME, due to a possible conflict of interest.

**13-111ME Conduct a Public Hearing to Consider/Discuss/Act on the Request by Columbus Realty Partners, Ltd., on Behalf of McKinney Seven 31, L.P., for Approval of a Meritorious Exception for Parkside at Craig Ranch Phase 1, Being Fewer than 42 Acres, Located on the Northwest Corner of Henneman Way and Alma Road**

Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed meritorious exception and explained that copies of the Green Tract Pattern Book were distributed to the Planning and Zoning Commission prior to the meeting due to being left out of the staff report. He stated that Staff recommends denial of the proposed meritorious exception request due to a lack of innovative design or exceptional quality and appearance.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Joplin; 1700 Redbud # 300; McKinney, TX; explained the meritorious exception request and why he felt this request should be recommended for approval.



Chairperson Clark 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 6-0-1 to close the public hearing. Commission Member Kochalka abstained.

On a motion by Commission Member Bush, seconded by Commission Member Thompson, the Commission voted 6-0-1 to approve the meritorious exception as requested by the applicant. Commission Member Kochalka abstained.

Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed meritorious exception.

Commission Member Kochalka returned to the meeting.

**13-120M Conduct a Public Hearing to Consider/Discuss/Act on a Development Agreement (ETJ) with Central and Fannin Wilson 155, L.L.L.P., Being Fewer than 154 Acres, Located on the Northeast Corner of F.M. 543 and U.S. Highway 75 (Central Expressway)**

Mr. Michael Quint, Director of Planning for the City of McKinney, explained the proposed development agreement. He stated that Staff recommends approval of the proposed development agreement.

Ms. Melissa Lindelow; Shupe, Ventura, Lindelow & Olson, PLLC; 500 Main St. # 800; Ft. Worth, TX; concurred with the staff report.

Chairperson Clark opened the public hearing and called for comments.

Mr. Billy Clay, 2643 Farm-to-Market Road (FM) 543, McKinney, TX, asked about the location of the property. Mr. Quint showed the location on the display and briefly discussed the realignment of future FM 543.

Mr. Clay asked if they plan to have a cul-de-sac at the end of future FM 543. Mr. Matt Richardson, Capital Improvement Projects (CIP) Manager for the City of McKinney, explained that there would be a cul-de-sac on the south end of Weston Road when the City reconstructs the FM 543 connection to Weston Road.

The Commission unanimously approved the motion by Commission Member Thompson, seconded by Vice-Chairman Franklin, to close the public hearing and recommend approval of the proposed development agreement as conditioned in the staff report, with a vote of 7-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 16, 2013.

**13-099Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shupe Ventura Lindelow Olsen, on Behalf of Central & Fannin Wilson 155, L.L.P., for Approval of a Request to Zone Fewer than 154 Acres to "PD" - Planned Development District, Generally to Allow for Commercial Uses and to Modify the Development Standards, Generally Located on the Northeast Corner of F.M. 543 and U.S. Highway 75 (Central Expressway)**

Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed zoning request. He stated that Staff recommends approval of the proposed zoning request with special ordinance provisions listed in the staff report.

The applicant did not wish to make a comment.

Chairman Clark had a question about the type of businesses allowed in the Office Park module. Mr. Satarino explained that the module type in the Comprehensive Plan shows this area to be Office Park which allows for office uses and a certain percentage of other uses like retail. He stated that the full acreage of this property could develop with retail uses and still align with the Comprehensive Plan. Mr. Quint, Director of Planning for the City of McKinney, explained that the module system in the Comprehensive Plan allows for flexibility to respond to the current market. He stated that Staff had reviewed the proposed uses for this property and determined that it was in conformance with the allowed percentages. Mr. Quint stated that Staff was recommending approval of this proposed zoning request.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Vice-Chairman Franklin, seconded by Commission Member Kochalka, to close the public hearing and recommend approval of the proposed zoning request as outlined in the staff report, with a vote of 7-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 16, 2013.

**13-102Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Barnett Signs, Inc., on Behalf of WinCo Foods, for Approval of a Request to Rezone Fewer than 12 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Freestanding Signage Requirements,**

**Located on the Southwest Corner of Waddill Street and  
U.S. Highway 380 (University Drive)**

Mr. Leo Bethge, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with special ordinance provisions listed in the staff report.

Mr. Zeke Bullock, Barnett Signs, 4250 Action Dr., Mesquite, TX, concurred with the staff report and explained the proposed rezoning request.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Kochalka, seconded by Commission Member Hilton, to close the public hearing and recommend approval of the proposed rezoning request as outlined in the staff report, with a vote of 7-0-0.

Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 16, 2013.

**13-110SUP Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by Eldorado Bar Concepts, Inc., on Behalf  
of Orchid Shopping Center Dallas, TX L.P., for Approval  
of a Specific Use Permit for a Private Club (Jack's Pub),  
Being Fewer than 4 Acres, Located on the East Side of  
Orchid Drive and Approximately 200 Feet North of  
Eldorado Parkway**

Mr. Leo Bethge, Planner for the City of McKinney, explained the specific use permit request. He stated that Staff recommends approval of the requested specific use permit.

Commission Member Bush asked about the differences in the required percentages of alcohol sales between a specific use permit and a mixed beverage permit. Mr. Brandon Opiela, Planning Manager with the City of McKinney, explained that a mixed beverage permit requires at least 50% sales of food items and up to 50% sales in alcohol beverages. He stated that Jack's Pub was requesting a specific use permit which allows for at least 35% sales in food items and up to 65% sales in alcohol beverages in their gross receipts. Mr. Opiela stated that the specific use permit would allow for a higher percentage of alcohol sales.

Commission Member Thompson felt that Jack's Pub was set up to be more of a sports bar versus a restaurant and would have a harder time meeting 50% in gross sale receipts of food items required with their current mixed beverage permit.

Mr. Michael Quint, Director of Planning for the City of McKinney, stated that there is a different Texas Alcoholic Beverage Commission (TABC) application required for the specific use permit.

Chairman Clark asked Staff to repeat their recommendation. Mr. Bethge stated that Staff recommends approval of the proposed specific use permit.

Commission Member Bush had a few questions regarding private clubs that sell alcohol beverages. Mr. Quint and Chairman Clark explained that a specific use permit would allow for a higher percentage of alcohol sales.

Mr. Erol Staravec, Eldorado Concepts, Inc. DBA Jack's Pub, 4150 Eldorado Pkwy. # 800, McKinney, TX, concurred with the staff report and explained why they were requesting the specific use permit.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Gilmore, seconded by Vice-Chairman Franklin, to close the public hearing and recommend approval of the specific use permit, with a vote of 7-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 16, 2013.

**13-084SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Heritage Christian Church, for Approval of a Site Plan for a Church (Heritage Christian Church), Being Less than 1 Acre, Located on the Northwest Corner of Greenville Road and Airport Boulevard**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed site plan. She stated that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Mr. Bill Perman, Cross Engineering, 131 S. Tennessee St., McKinney, TX, concurred with the staff report.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Bush, seconded by Commission

Member Hilton, the Commission voted unanimously to close the public hearing and approve the proposed site plan as conditioned in the staff report, with a vote of 7-0-0.

Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

**13-063PR3 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shaddock Developers, Ltd., on Behalf of MVC Investments, Ltd., for Approval of a Preliminary-Final Replat for 48 Single Family Residential Lots and 6 Common Areas (Enclave at Hidden Creek), Being Fewer than 4 Acres, Located Approximately 1,600 Feet North of Eldorado Parkway and on the East Side of Orchid Drive**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the preliminary-final replat request. She stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the staff report.

Mr. Greg Helsel, E.I.T., Spiars Engineering, 765 Custer Rd., # 100, Plano, TX, concurred with the staff report.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Kochalka, seconded by Vice-Chairman Franklin, the Commission voted unanimously to close the public hearing and approve the proposed preliminary-final replat as conditioned in the staff report, with a vote of 7-0-0.

Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

**13-121M Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend the Comprehensive Plan, Including Amendments to the Transportation Element Section (Section 8) to Include References to the On-Street Bicycle Transportation Master Plan, Minor Amendments to the Master Thoroughfare Plan, and Corresponding Amendments to the Future Land Use Plan and Future Land Use Module Diagram**

Mr. Arrie Mitchell, Planner II for the City of McKinney, discussed the proposed amendments to the Comprehensive Plan, including amendments to correct typographical errors, to refine text, graphics and figures and to include references to the On-Street Bicycle Transportation Master Plan in the Transportation Element (Section 8), minor amendments to the Master Thoroughfare Plan, and corresponding amendments

to the Future Land Use Plan (FLUP) and Future Land Use Module Diagram. He stated that Staff recommends approval of these amendments.

Commission Member Bush had a question about the reclassification of a segment of Collin McKinney Parkway, east of Hardin Blvd. Ms. Jennifer Arnold, Planning Manager for the City of McKinney, explained that the reclassification is to reflect the built condition at the intersection of its future connection point with McKinney Ranch Parkway.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Hilton to close the public hearing and to recommend amending the Comprehensive Plan, including amendments to the Transportation Element Section (Section 8) to include references to the On-Street Bicycle Transportation Master Plan, minor amendments to the Master Thoroughfare Plan, and corresponding amendments to the Future Land Use Plan (FLUP) and Future Land Use Module Diagram as recommended by Staff, with a vote of 7-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 16, 2013.

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

Ms. Jennifer Arnold, Planning Manager for the City of McKinney, announced that the City of McKinney Planning Department recently received a Celebrating Leadership in Development Excellence (CLIDE) award for the Town Center Study Initiative Phase II: The Comprehensive Strategy for Implementation. She stated that the North Central Texas Council of Governments issues the CLIDE award every two years for outstanding projects. Chairman Clark congratulated the department on receiving this award.

Chairman Clark declared the meeting adjourned at 8:00 p.m.

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ROBERT S. CLARK  
Chairman