

**MINUTES
CITY OF MCKINNEY, TEXAS
PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 26, 2010
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, October 26, 2010 at 6:30 p.m.

Commission Members present were Robert S. Clark, Darrell Tate, Sean Lingenfelter, George Bush, Ray Eckenrode, and Larry Thompson. Commission Member absent was Jack Radke. Council Member present was Travis Ussery. Staff members present were Director of Planning Jennifer Cox, Senior Planners Brandon Opiela, Michael Quint, Planner Abra Nusser, Planning Technician Alex Glushko and Administrative Assistant Blanca Garcia.

There were 12 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 November 16, 2010, unless otherwise indicated, and that all required revisions should be submitted to the Planning Department for its review by October 28, 2010. 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
October 12, 2010 Planning and Zoning
Commission Regular Meeting.**

**10-111PF Consider/Discuss/Act on the Request by
Petsche & Associates, Inc., on Behalf of
Winding Creek, Phase III, for Approval of a
Preliminary-Final Plat for 93 Residential
Lots and 3 Common Areas of the Silver**

Oaks Estates Addition, Approximately 24.26 Acres, Located on the South Side of Winding Brook Drive and Approximately 1,500 Feet West of Hardin Boulevard.

On a motion by Vice-Chairperson Tate, seconded by Commission Member Eckenrode, the Commission voted 6-0 to pull case number 10-085PF from the consent agenda.

10-085PF Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of JBGL Inwood, L.L.C., for Approval of a Preliminary-Final Plat for 161 Single Family Residential Lots and 6 Common Areas, for the Inwood Hills, Phase 2 Addition, Approximately 36.95 Acres, Located on the Northwest Corner of Hardin Boulevard and Bent Creek Road.

Chairperson Clark asked the applicant to explain what they are proposing. Mr. Art Anderson, 1201 Elm Street, Dallas, Texas, explained that they are proposing to subdivide approximately 36.95 acres into 161 single family residential lots. Chairperson Clark opened the public hearing and called for comments. Mr. Trevor Castilla, 201 ½ East Virginia Street, Suite 2, McKinney, Texas, stated that the proposed development was not what was initially proposed and stated that the applicant had not notified them about the changes on the proposed preliminary final plat. Mr. Anderson stated that they exchanged emails back and forth with the adjacent developers and they were aware of what is being proposed. Mr. Jed Dolson, 3131 Harvard Street, Suite 103, Dallas, Texas, explained the proposed development. Mr. Michael Quint, Senior Planner gave the staff report and stated that Staff recommends approval of the proposed preliminary-final plat with the conditions listed on the staff report. On a motion by Vice-Chairperson Tate, seconded by Commission Member Bush, the Commission voted 4-2 to table the proposed preliminary-final plat to the November 9, 2010 meeting, so that the applicant can meet with the adjacent developer to discuss the proposed preliminary-final plat. Commission Members Lingenfelter and Thompson voted against the motion to table the proposed preliminary-final plat.

On a motion by Commission Member Lingenfelter, seconded by Commission Member Thompson, the Commission voted 6-0 to approve the Consent Items.

Chairperson Clark began the agenda with the Regular Items.

10-112Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carwin Advisors, L.L.C., on Behalf of Collin CR Wellness Communities, L.L.C., for Approval of a Request to Rezone Approximately 33.89 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 on the South Side of Stacy Road.

Mr. Michael Quint, Senior Planner for the City of McKinney, gave the staff report and stated that the applicant is requesting to rezone approximately 33.89 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. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the staff report. Commission Member Bush commented about the parking in the front of property as well as building setbacks. Mr. Bret Pedigo, 2100 McKinney Avenue, Dallas, Texas, stated he is in agreement with Staff’s comments. Mr. Pedigo addressed Commission Member Bush’s concerns and stated that the proposed development will maintain the property’s landscaping. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Commission Member Thompson, the Commission voted 6-0 to close the public hearing and approve the proposed rezoning request with the special ordinance provisions listed in the staff report. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 16, 2010.

10-064Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of Blue Star Land, L.P. and 206 McKinney L.L.C., for Approval of a Request to Zone Approximately 238.92 Acres, Planning Area 17, to “PD” – Planned Development District, Generally for Single Family Residential,

**Retail, Elementary School, and Open Space
Uses, Located on the Southeast Corner of
U.S. Highway 380 (University Drive) and
Coit Road.**

Ms. Abra Nusser, Planner for the City of McKinney, gave the staff report and stated that the applicant is requesting to zone approximately 239 acres to a planned development district for Planning Area 17. She stated that the subject property is not currently within the city limits, but the applicant has submitted an associated annexation request that will be considered by City Council. Ms. Nusser stated that Staff recommends approval of the proposed zoning request with the special ordinance provisions listed in the staff report. Mr. Peter J. Petsche, 2600 Eldorado Parkway, McKinney, Texas, stated he is in agreement with Staff's comments and was available for questions. Chairperson Clark opened the public hearing and called for comments. Mr. Tom Gramly, 16485 Redwood Circle, McKinney, Texas, spoke in favor of the proposed zoning request. Mr. Brad Mitchell, spoke in opposition of the proposed zoning request and stated he had concerns about proposed lot sizes being smaller and high traffic, but he also stated that he was in favor of the proposed uses. Commission Member Lingenfelter asked about screening on U.S. Highway 380. Ms. Nusser stated that the applicant will be providing screening in accordance with the Subdivision Ordinance and Stonebridge Ranch and that there is also open space designated along U.S. Highway 380 which will provide some buffering. On a motion by Commission Member Thompson, seconded by Commission Member Lingenfelter, the Commission voted 6-0 to close the public hearing and approve the proposed zoning request with the special ordinance provisions listed in the staff report. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 7, 2010.

There being no further business, Chairperson Clark declared the meeting adjourned at 7:35 p.m.

ROBERT S. CLARK, CHAIRPERSON