

Planning and Zoning Commission Meeting Minutes of June 12, 2012:

12-101SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney, for Approval of a Site Plan for Two Baseball Fields and a Skatepark (Gabe Nesbitt Community Park), Approximately 160.00 Acres, Located on the Southeast Corner of Eldorado Parkway and Alma Road.

Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed site plan. He stated that the warm-up area and associated lighting for that area, shown on the site plan, are being removed from the project. He stated that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Commission Member Kochalka asked about the parking on the property. Mr. Stephen Brainerd, Parks Development Superintendent for the City of McKinney, stated that he felt it was a good use of parkland and functioned well. Mr. Brainerd stated that there are 114 spaces proposed.

Commission Member Franklin asked about future additional parking on the property. Mr. Brainerd stated that there are some locations on the property where additional parking could be included and gave some examples. He stated that the City of McKinney's parking standard is 50 parking spaces per baseball field. Mr. Brainerd felt there are some scheduling issues instead of actually parking issues. He felt if the start and stop times of the games were separated out more that it would alleviate the parking issues.

Commission Member Franklin asked how Staff determined how many parking spaces were needed for the skatepark. Mr. Brainerd stated that the City does not currently have a parking standard for skateparks and that staff felt a lot of the participants would be dropped off or arrive without the use of an automobile.

Chairman Clark asked why the warm-up area and associated lights were being eliminated. Mr. Brainerd stated that Staff met with the McKinney Baseball Association and McKinney Little League and determined that the area was not needed. Mr. Brainerd stated that there are plans to grade the area outside of the smaller baseball field's outfield fencing to create a small warm-up area.

Chairman Clark opened the public hearing and called for comments.

Mrs. Jeanne Paprocki, 3508 Corral Creek Dr., McKinney, TX, stated that she felt the improvements to the park are a really great idea. She expressed concerns over the lighting at the park staying on all night and making it difficult to sleep for the neighbor's that live along Corral Creek. Mrs. Paprocki suggested that the lights be turned off at a specified time each night. She also had concerns about the possibility of people parking in their neighborhood along the street and then taking a shortcut to the park through a drainage easement in their neighborhood that is not fenced in. Mrs. Paprocki requested that something be installed to deter people from walking through there and parking in the neighborhood.

Mr. Brainerd explained that the Parks Maintenance Staff prepares the fields for the next day's games during the night and this is why the lights are on

during that time. He stated that the City would be willing to work with the homeowners by planting evergreen trees to help block out some of the lighting.

Chairman Clark asked if it would be possible to use less lighting to prepare the baseball fields at night. Mr. Brainerd explained that they are planning a new state-of-the-art lighting system for the park. He stated that it would allow the lighting to be monitored and adjusted remotely. Mr. Brainerd explained that the new lighting fixtures and bulbs would also help with the spillage and glare of the lighting.

The Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Kochalka, to close the public hearing and recommend approval of the proposed site plan as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 19, 2012.