

PLANNING AND ZONING COMMISSION

JULY 24, 2012

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, July 24, 2012 at 6:30 p.m.

Commission Members Present: Chairman Robert S. Clark, Vice-Chairman Lance Lindsay, George Bush, Rick Franklin, Matt Hilton, and Larry Thompson.

Commission Member Absent: David Kochalka

Staff Present: Senior Planner Michael Quint and Administrative Assistant Terri Ramey.

There were approximately 15 guests present.

Chairman Clark called the meeting to order at 6:30 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 issues.

The Commission unanimously approved the motion by Commission Member Franklin, seconded by Vice-Chairman Lindsay, to approve the following Consent Item:

**12-556 Minutes of the Planning and Zoning Commission
Regular Meeting of July 10, 2012.**

END OF CONSENT

Chairman Clark continued the meeting with the Regular Items on the agenda.

12-125Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of Lifestyle Communities of Texas for Approval of a Request to Rezone Approximately 31.63 Acres from "PD" - Planned Development District to "RS 45" - Single Family Residential District, Located on the Southeast Corner of Hardin Boulevard and Sorrell Road.

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provision as listed in the staff report.

Mr. Jeff Miles, JBI Partners, 16301 Quorum Dr., Addison, TX, explained the proposed rezoning request and stated that he concurred with the staff report. He stated that the proposed homes should start out around the \$300,000 price range.

Chairman Clark opened the public hearing and called for comments.

Dr. Al Johnston, 1300 Winston Dr., McKinney, TX 75070, expressed concerns over privacy and lighting issues. He suggested having a living screen to address these concerns.

Mrs. Joy Sorrell Wood, 620 Denton Creek Dr., McKinney, TX 75070, asked about the entrances to this proposed development. Mr. Michael Quint, Senior Planner for the City of McKinney, stated that one entrance would be off of Hardin Road and the other off of Sorrell Road.

The Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Franklin, to close the public hearing.

Mr. Michael Quint, Senior Planner for the City of McKinney, briefly discussed the existing tree line along the property that he felt would most likely be maintained. He felt that privacy fences would most likely be installed. Mr. Quint briefly discussed McKinney's Lighting Ordinance. He stated that there are not any standards for vehicle headlights that would address those lighting concerns.

Mr. Jeff Miles, JBI Partners, Inc., stated that they do not want to delay this development. He stated that he is willing to meet with the neighbors to discuss possible solutions to their privacy and lighting concerns.

Commission Member Bush felt the applicant was being very accommodating by down zoning the property. He felt that the lighting issues would be far worse with a multi-family or townhome development on the property.

Vice-Chairman Lindsay felt this proposed development was a good project for the property.

The Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Bush, to recommend approval of the rezoning request 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 August 21, 2012.

12-126Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ladybird Enterprises, Inc., on Behalf of ASG Eldorado Pavillion Ltd, for Approval of a Request to Rezone Approximately 3.12 Acres, from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for a Daycare Facility, Located Approximately 325 Feet South of Eldorado Parkway and West of Ridge Road.

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

Mr. Matt Abernathy, 1431 N. Church St., McKinney, TX, stated that he concurred with the staff report.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Bush, seconded by Commission Member Franklin, to close the public hearing and recommend approval of the rezoning request 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 August 21, 2012.

Chairman Clark declared the meeting adjourned at 6:47 p.m.

ROBERT S. CLARK
Chairman