

PLANNING AND ZONING COMMISSION

MAY 12, 2015

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, May 12, 2015 at 6:00 p.m.

City Council Present: Mayor Pro-Tem Travis Ussery

Commission Members Present: Chairman Rick Franklin, Jim Gilmore, Deanna Kuykendall, Dick Stevens, Eric Zepp, and Cameron McCall - Alternate

Commission Members Absent: Vice-Chairman Matt Hilton and Mark McReynolds

Staff Present: Director of Planning Michael Quint; Planning Managers Brandon Opiela and Jennifer Arnold; Planners Aaron Bloxham and Steven Doss; and Administrative Assistant Terri Ramey

There were four guests present.

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

Chairperson Franklin 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 would be forwarded on to City Council. Chairperson Franklin 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 stated that guests would need to limit their remarks to three minutes and speak only once. Chairperson Franklin 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.

Chairman Franklin continued the meeting with the Consent Item.

The Commission unanimously approved the motion by Commission Member Gilmore, seconded by Commission Member Zepp, to approve the following Consent item with a vote of 6-0-0.

**15-442 Minutes of the Planning and Zoning Commission
Regular Meeting of April 28, 2015**

END OF CONSENT

Chairman Franklin stepped down during the consideration of item # 15-060Z2, due to a possible conflict of interest.

Commission Member Stevens continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

15-060Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Generally Located at the Northern Terminus of Tremont Boulevard and along the Northern Side of Darrow Drive (REQUEST TO BE TABLED)

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the May 26, 2015 Planning and Zoning Commission per the applicant's request due to a notification sign not being posted on the property in the appropriate timeframe required by the Zoning Ordinance.

Council Member Stevens opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Alternate Commission Member McCall, the Commission voted to continue the public hearing and table the proposed rezoning request to the May 26, 2015 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 5-0-1. Chairman Franklin abstained.

Chairman Franklin returned to the meeting. He continued the meeting with the consideration of item # 15-084Z.

Commission Member Zepp stepped down during the consideration of item # 15-084Z, due to a possible conflict of interest.

15-084Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property 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 Allow for Single Family Detached Residential Uses, Located Approximately 800 Feet East of Alma Road and on the North Side of Collin McKinney Parkway (REQUEST TO BE TABLED)

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely. Staff will renote prior to any future meetings.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Alternate Commission Member McCall, the Commission voted to close the public hearing and table the proposed rezoning request indefinitely as recommended by Staff, with a vote of 5-0-1. Commission Member Zepp abstained.

Commission Member Zepp returned to the meeting.

15-045M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Make Amendments to Various Sections of the Comprehensive Plan, Including References to the Northwest Sector Study Phase 1 Report and State Highway 5 Corridor Master Plan, and Minor Amendments to the Master Thoroughfare Plan and Corresponding Amendments to the Future Land Use Plan and Future Land Use Plan Module Diagram

Mr. Steven Doss, Planner I for the City of McKinney, briefly discussed the proposed amendments to the various sections of the Comprehensive Plan. He stated that they were updating the Master Thoroughfare Plan, Future Land Use Plan (FLUP), Future Land Use Plan Module Diagram, and that other maps had been updated with the most current Extraterritorial Jurisdiction (ETJ) boundary. Mr. Doss stated that some typographical errors had been corrected. He stated that outdated text, graphics, and figures had been updated. Mr. Doss stated that references to recently completed planning studies, such as the Northwest Sector Study and State Highway 5 Corridor Master Plan, had been integrated. He stated that a major update to the Comprehensive Plan was anticipated to begin soon. Mr. Doss stated that Staff conducted consultant interviews this week and hoped to have a scope of work before City Council by June 2015. He offered to answer questions. There were none.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Stevens, seconded by Commission Member Zepp, the Commission unanimously voted to close the public hearing and recommend approval of the proposed amendments to the various sections of the Comprehensive Plan as recommended by Staff, with a vote of 6-0-0.

Mr. Doss stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 2, 2015.

15-443 Consider and Discuss the City Council's Goals and Strategies

Mr. Michael Quint, Director of Planning for the City of McKinney, briefly discussed the City Council's Goals and Strategies that were adopted on March 17, 2015 and offered to answer questions.

Commission Member Zepp asked if there were any changes since the Planning and Zoning Commission last saw the City Council's Goals and Strategies. Mr. Quint briefly explained the process and timeline for coming up with the current Goals and Strategies for the City of McKinney.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

There were no Commission or Staff comments.

Chairman Franklin declared the meeting adjourned at 6:10 p.m.

RICK FRANKLIN
Chairman