

## **PLANNING AND ZONING COMMISSION**

**MAY 27, 2014**

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 27, 2014 at 6:00 p.m.

City Council Present: Council Member Don Day

Commission Members Present: Chairman Rick Franklin, Vice-Chairman George Bush, Jim Gilmore, Matt Hilton, Michael Osuna, Dick Stevens, and Larry Thompson

Staff Present: Assistant Director of Development Services Rick Leisner, Director of Planning Michael Quint, Planning Managers Brandon Opiela and Matt Robinson, Planners Samantha Pickett and Steven Duong, and Administrative Assistant Terri Ramey

There were approximately 14 guests present.

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

Chairman 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. Chairman 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 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 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 Osuna, seconded by Commission Member Gilmore, to approve the following Consent item with a vote of 7-0-0.

**14-528 Minutes of the Planning and Zoning Commission  
Regular Meeting of May 13, 2014**

**END OF CONSENT**

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

**14-085Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of David Huang, for Approval of a Request to Rezone Fewer than 63 Acres from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Establish Development Regulations that Allow for the Development of Single Family Residential Uses; and to Rezone Fewer than 30 Acres from "AG" - Agricultural District to "C2" - Local Commercial District, Located on the Southwest Corner of State Highway 5 (McDonald Street) and Bloomdale Road (REQUEST TO BE TABLED)**

Mr. Steven Duong, Planner for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. He stated that Staff would re-notice for an upcoming public hearing.

Chairman Franklin 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 to close the public hearing and table the proposed zoning request indefinitely as recommended by Staff, with a vote of 7-0-0.

Chairman Franklin stated that Staff would re-notice for the upcoming public hearing on this item.

**14-121SUP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Monica Rojas Baker, on Behalf of Lisa Day and Nye Gore Langton, for Approval of a Specific Use Permit Request for a Bed and Breakfast, Being Less than 1 Acre, Located on the East Side of Tennessee Street and Approximately 150 Feet North of Christian Street**

Mr. Steven Duong, Planner for the City of McKinney, explained the specific use permit request. He stated that Staff recommends approval of the proposed specific use permit with the special ordinance provision listed in the staff report.

The applicant did not wish to comment.

Chairman Franklin opened the public hearing and called for comments.

Dr. John Prosser, 40 Secluded Pond Dr., Frisco, TX, turned in a speaker's card in support for the request; however, he did not speak during the meeting.

The Commission unanimously approved the motion by Vice-Chairman Bush, seconded by Commission Member Hilton, to close the public hearing and recommend approval of the specific use permit with the special ordinance provision listed in the staff report, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 17, 2014.

**14-076Z3    Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Paul Lehner & Virginia R. Lehner, for Approval of a Request to Rezone Fewer than 102 Acres from "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Establish Development Regulations that Allow for the Development of Neighborhood Center, Multi-Family, Single Family Attached and Detached Residential Uses, and Civic Uses, Located on the Southeast Corner of Stacy Road and Alma Road**

Mr. Steven Duong, Planner for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. He stated that Staff would re-notice for an upcoming public hearing.

Chairman Franklin opened the public hearing and called for comments.

Vice-Chairman Bush stated that he was in support of having zoning signs posted on properties to help keep surrounding property owners knowledgeable that changes were being proposed. Chairman Franklin and Commission Member Thompson agreed.

Commission Member Stevens questioned why the masonry wall was not required around the south side of the proposed development to block the view from the townhomes. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the Zoning Ordinance does not require a masonry wall when the properties were separated by a dividing street. Chairman Franklin stated that the Planning and Zoning Commission could request a masonry wall added to that section on the property.

On a motion by Commission Member Thompson, seconded by Commission Member Osuna, the Commission voted to close the public hearing and table the proposed zoning request indefinitely as recommended by Staff, with a vote of 7-0-0.

Chairman Franklin stated that Staff would re-notice for the upcoming public hearing on this item.

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

Mr. Michael Quint, Director of Planning for the City of McKinney, invited the Commission Members and McKinney residents to attend the Northwest Sector Study Public Open House on June 11, 2014 at 6:00 p.m. at the McKinney North High School Cafeteria and the State Highway 5 Joint City Council and Planning and Zoning Commission Work Session on June 2, 2014 at 5:30 p.m. in the Council Chamber of the Municipal Building.

Mr. Quint also announced that it was Commission Member Osuna's last Planning and Zoning Commission meeting as a member and thanked him for his service. Commission Member Osuna thanked the Commission Members and Staff.

There being no further business, Chairman Franklin declared the meeting adjourned at 6:11 p.m.

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RICK FRANKLIN  
Chairman