

**MINUTES  
CITY OF MCKINNEY, TEXAS  
PLANNING & ZONING COMMISSION  
TUESDAY, JULY 27, 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, July 27, 2010 at 6:30 p.m.

Commission Members present were Chairperson Robert S. Clark, Lance Lindsay, Mark Messer, Darrell Tate, Kevin Feldt, Sean Lingenfelter, and Jack Radke. Staff members present were Director of Planning Jennifer Cox, Senior Planner Michael Quint, Planners Brooks Wilson, Anthony Satarino, Planning Technician Alex Glushko and Administrative Assistant Blanca Garcia.

There were approximately 50 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 August 17, 2010, unless otherwise indicated, and that all required revisions should be submitted to the Planning Department for its review by July 29, 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  
July 13, 2010 Planning and Zoning  
Commission Regular Meeting.**

- 10-072PF Consider/Discuss/Act on the Request by C & C Development, L.P., on Behalf of McKinney Seven 28, L.P. and Festival Center, L.P., for Approval of a Preliminary-Final Plat for Lots 2 and 5, Block A, of the Henneman-Stacy Addition, Approximately 11.60 Acres, Located on the North Side of**

**Henneman Way and Approximately 1,000 Feet West of Stacy Road.**

On a motion by Commission Member Tate, seconded by Commission Member Radke, the Commission voted 7-0 to approve the Consent Items.

Chairperson Clark began the agenda with the Regular Items.

**08-094SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by R.L. Goodson, Jr., Inc., on Behalf of Baylor Healthcare System, for Approval of a Site Plan for Two Additional Stories for Baylor Medical Center at McKinney, Approximately 57.75 Acres, Located on the Northwest Corner of F.M. 1461 (Lake Forest Drive) and U.S. Highway 380 (University Drive).**

Mr. Anthony Satarino, Planner for the City of McKinney gave the staff report and stated that the applicant is proposing to revise the site plan to add two additional stories to the proposed hospital building. He stated that Staff recommends approval of the proposed site plan as conditioned in the staff report. Mr. Krueger Broadbeck, 5445 La Sierra Drive, Dallas, Texas, stated he is requesting approval of the proposed site plan. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Vice-Chairperson Lindsay, the Commission voted 7-0 to close the public hearing and approve the proposed site plan as conditioned in the staff report. Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

**10-054SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez and Associates, L.L.C., on Behalf of St. Andrew's Episcopal Church for Approval of a Site Plan for a One Story Church Building, Approximately 10.42 Acres, Located on the North Side of McKinney Ranch Parkway and Approximately 400 Feet West of Ridge Road.**

Commission Member Messer, stepped down during the consideration of this item due to a possible conflict of interest.

Ms. Wilson gave the staff report and stated that the applicant is proposing to construct an 18,000 square foot sanctuary (St. Andrew's Episcopal Church) on 10.42 acres, located on the north side of McKinney Ranch Parkway and

approximately 400 feet west of Ridge Road. She stated that Staff recommends approval for the proposed site as conditioned in the staff report. Mr. Levi Wild 220 East Virginia Street, McKinney, Texas, stated that they are in agreement with Staff's comments and request approval of the proposed site plan. Commission Member Feldt asked if there was any way the parking could be permeable since the church is not in use on a day to day basis. Mr. Wild stated that they have not proposed permeable parking for the proposed site plan. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Commission Member Tate, the Commission voted 6-0 to close the public hearing and recommend approval of the proposed site plan as conditioned in the staff report.

**10-067SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Geer Engineering & Surveying, on Behalf of Iglesia Bautista Christiana for Approval of a Site Plan for the Baptist Immigration Center, Approximately 0.29 Acres, Located on the Southeast Corner of Standifer Street and Titus Street.**

Ms. Brooks Wilson, gave the staff report and stated that the applicant is proposing to build a 2,771 square foot church office on 0.29 acres, located on the southwest corner of Titus Street and Standifer Street and is requesting approval of an alternate screening device. She stated that Staff recommends approval of the proposed site plan as conditioned in the staff report. Commission Member Feldt asked why the church sanctuary was used to calculate the parking spaces and not the office space. Ms. Wilson stated that the Zoning Ordinance calculates all church uses according to the number of seats in the main sanctuary. Chairperson Clark asked if there was an existing fence next to the proposed screening device. Ms. Wilson stated that she thinks there is a wood fence on the residential property. Mr. Quint stated that there is also a large stand existing trees. Chairperson asked how far apart the trees were. Ms. Wilson stated that the trees are clustered together. Ms. Sherry Williams, 1514 N. McDonald Street, McKinney, Texas, explained the proposed site plan and stated that they are in agreement with Staff's comments. Chairperson Clark opened the public hearing and called for comments. Ms. Constance White, 401 South Hill Drive, Cleburne,

Texas, stated that she is in opposition of the proposed site plan because it would have a negative impact on the neighborhood, including increased traffic and noise. On a motion by Chairperson Lindsay, seconded by Commission Member Messer, the Commission voted 7-0 to close the public hearing. Chairperson Clark asked the applicant to explain the proposed church office use. Ms. Cox asked the applicant what the proposed building would be used for as well as hours of operation. Ms. Williams stated that the office will be called the Baptist Immigration Center and will be helping people with legal documents to become U.S. citizens and stated that the hours will be normal business hours. Chairperson Clark asked if there would be higher traffic volume. Ms. Williams asked that Pastor Camacho explain that to the Commission Members. Pastor Camacho stated that for the past 12 years the church has been helping people become U.S. citizens and stated that their current office is in the church building and stated that they want to construct a bigger facility. Chairperson Clark asked Pastor Camacho if they are currently providing those services. Pastor Camacho answered yes. Ms. Jennifer Cox, Director of Planning for the City of McKinney, stated that when Staff considered the proposed land use, they considered the office as an accessory use and as a ministry of the church and stated that this position is in keeping with past staff recommendations, such as church daycare centers and community rooms as accessory uses. Ms. Cox stated that Staff considered it as an allowed use as part of the church that is already existing. Commission Member Tate asked what kind of traffic staff anticipated after the construction. Ms. Cox stated that Staff does not anticipate having a significant increase in traffic during the week for the service they are providing. Commission Member Feldt stated that normally when a church has a church ministry, the church members go out and perform their ministry and stated that this church would have their church members at the location and people would come into the church to obtain their services. He stated that the proposed building functions more as an office use rather than a church use and stated that this should be categorized as general office use. Chairperson Clark stated that would necessitate a zoning change. Ms. Wilson stated that many churches have offices that are located within the church in the same building. She stated

that the this church is building a separate office building that will be on the same piece of land and that is why Staff interpreted the proposed office as a church office use. She stated that as far as the nature of the ministry, it is a stated part of what the church believes. Ms. Wilson stated that the applicant is currently amending the plat to combine the church lot with the proposed office lot, making the single lot under the ownership of the church. She stated if the property was ever sold, it would not be able to be used as an office use. Commission Member Tate asked if Staff had received calls or letters in opposition or in favor of the proposed site plan. Ms. Wilson stated that she had heard from only one home owner, Ms. White. Commission Member Lingenfelter asked if Staff had heard from the immediate adjoining resident. Ms. Wilson answered no. Commission Member Lingenfelter asked if the proposed site plan would match the surrounding architecture. Ms. Wilson stated it would be required to meet all the architectural standards of the Zoning Ordinance. Commission Member Tate reiterated that the applicant is currently providing the services in question. Ms. Wilson answered yes. Commission Member Messer asked if the Zoning Ordinance stated that office use is not allowed in the "RD 30" – Duplex Residence District, unless the building is a part of a church complex. Ms. Wilson answered yes and stated that the building will be part of the church once the plat is approved. Ms. Wilson stated that the plat must be approved and filed for record before a building permit can be issued. On a motion by Commission Member Radke, seconded by Commission Member Tate, the Commission voted 6-1 to close the public hearing and approve the proposed site plan as conditioned in the staff report. Commission Member Feldt, voted against the motion to approve the site plan. Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

**10-076Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request K Hovnanian Homes, on Behalf of J. Baker Corporation, for Approval of a Request to Rezone Approximately 113.36 Acres, from "PD" – Planned Development District to "PD" – Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Bloomdale Road and Approximately 750 Feet West of Lake Forest Drive.**

Ms. Brooks Wilson gave the staff report and stated that the applicant is requesting to rezone the remaining phases of the Heatherwood development, located generally south of Bloomdale Road and west of Lake Forest Drive. She stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the staff report. Commission Member Feldt asked what size are the proposed lots. Ms. Wilson stated that there are lots ranging from 8,400 square feet to 6,000 square feet. Commission Member Feldt asked if it was a mixture of lot sizes. Ms. Wilson answered yes. Commission Member Tate asked about the width of the streets. Ms. Wilson stated that the widths of the streets are not changing. Mr. Eddie Collins, 10,000 North Central Expressway, Suite 900, Dallas, Texas, explained the proposed rezoning request. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Messer, seconded by Commission Member Lingenfelter, the Commission voted 7-0 to close the public hearing and approve the proposed rezoning request as conditioned 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 September 7, 2010.

There being no further business, Chairperson Clark declared the meeting adjourned at 7:02 p.m.

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ROBERT S. CLARK, CHAIRPERSON