

**MINUTES
CITY OF MCKINNEY, TEXAS
PLANNING & ZONING COMMISSION
TUESDAY, June 8, 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, June 8, 2010 at 6:30 p.m.

Commission Members present were Chairperson Robert S. Clark, Mark Messer, Darrell Tate, Kevin Feldt, Sean Lingenfelter and Jack Radke. Commission Member absent was Lance Lindsay. Council Member present was Travis Ussery. Staff members present were Director of Planning Jennifer Cox, Senior Planner Michael Quint, Senior Parks Planner Jennifer Baker, Planners Brooks Wilson, Abra Nusser and Administrative Assistant Blanca Garcia.

There were 27 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 July 20, 2010, unless otherwise indicated, and that all required revisions should be submitted to the Planning Department for its review by June 10, 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
May 25, 2010 Planning and Zoning
Commission Regular Meeting.**

On a motion by Commission Member Messer, seconded by Commission Member Radke, the Commission voted 6-0 to approve the Consent Items.

Chairperson Clark began the agenda with the Regular Items.

10-044AA Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of LINFER, L.L.C., for Approval of a Right-of-Way Vacation (Bevoe Street), Approximately 0.08 Acres, Located Between State Highway 5 (McDonald Street) and Wilcox Street.

Ms. Abra Nusser, Planner for the City of McKinney, gave the staff report and stated that the applicant is proposing to vacate the right-of-way for Bevoe Street between McDonald Street and Wilcox Street. She stated that Staff recommends approval of the proposed right-of-way vacation. Commission Member Lingenfelter asked if there were any utilities that would be an issue with the proposed right-of-way vacation. Ms. Nusser answered no, and stated that the Engineering Department reviewed both City and franchise utilities in the area. Mr. Dwayne Zinn, 106 W. Louisiana Street, McKinney, Texas, stated that he is available for questions. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Commission Member Messer, the Commission voted 6-0 to close the public hearing and recommend approval of the proposed right-of-way vacation. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 20, 2010.

10-048SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City Of McKinney, for Approval of a Site Plan for Veterans Memorial Park in McKinney, Approximately 0.57 Acres, Located on the Northeast Corner of Weiskopf Avenue and Collin David South Drive.

Ms. Brooks Wilson, Planner for the City of McKinney gave the staff report and stated that the City of McKinney is proposing to build a park that honors our own local veterans on the subject property. She stated that Staff recommends approval of the proposed site plan as conditioned in the staff report. Chairperson Clark opened the public hearing and called for comments. Mr. R.J. Damm, 4690 South Counts Street, Dallas stated that he was in favor of the proposed site plan. On a motion by Commission Member Tate, seconded by Commission Member Lingenfelter, the Commission voted 6-0 to close the public

hearing and approve the proposed site plan. Chairperson Clark stated that due to the fact that this park is a City project, the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 20, 2010.

08-343SP Consider/Discuss/Act on the Request by Bonner Associates, on Behalf of St. Nicholas Russian Orthodox Church, for Approval of an Alternate Screening Device for a 1,963 Square Foot Church Building, Approximately 0.57 Acres, Located on the Northwest Corner of Christian Street and Chestnut Street.

Ms. Brooks Wilson, Planner for the City of McKinney gave the staff report and stated that the applicant is proposing an alternate screening device consisting of Nellie R. Stevens shrubs planted at 4 feet on center around the perimeter of the property that is adjacent to residences. She stated that Staff recommends approval of the proposed alternate screening device for the St. Nicholas Church site plan. Commission Member Tate asked what size would the Nellie R. Stevens shrubs be at the time of planting. Ms. Wilson stated that the shrubs would be approximately 36 inches in height at the time of planting and are proposed to grow to about 6 feet in height. Commission Member Feldt stated that he noticed that the Nellie R. Stevens shrubs are not on the plant list. Ms. Wilson stated that the Nellie R. Stevens was added after the site and landscape plan had been approved. Mr. Tim Bonner, 708 South Chestnut Street, McKinney, Texas, stated that they are requesting that they be allowed to provide a living fence in lieu of the six foot masonry fence. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Messer, seconded by Commission Member Radke, the Commission voted 6-0 to close the public hearing and approve the proposed living screen. Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

There being no further business, Chairperson Clark declared the meeting adjourned at 6:59 p.m.

ROBERT S. CLARK, CHAIRPERSON