

**MINUTES
CITY OF MCKINNEY, TEXAS
PLANNING & ZONING COMMISSION
TUESDAY, SEPTEMBER 14, 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, September 14, 2010 at 6:30 p.m.

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

There were 18 guests present.

Vice-Chairperson Lindsay presided.

Vice-Chairperson Lindsay 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 October 5, 2010, unless otherwise indicated, and that all required revisions should be submitted to the Planning Department for its review by September 16, 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. Vice-Chairperson Lindsay 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.

Vice-Chairperson Lindsay began the agenda with the Consent Items.

**Consider/Discuss/Act on the Minutes of the
August 24, 2010 Planning and Zoning
Commission Regular Meeting.**

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

Vice-Chairperson Lindsay began the agenda with the Regular Items.

10-080PFR Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of Virginia-Jordan, L.L.C., for Approval of a Preliminary-Final Replat for Lots 2R1, 4, and 5, Block A, of the Beringer One Addition, Approximately 11.34 Acres, Located on the North Side of Virginia Parkway and on the West Side of Jordan Road.

Ms. Abra Nusser, Planner for the City of McKinney, gave the staff report and stated that the applicant is proposing to subdivide Lot 2R, Block A of the Beringer One Addition, which is approximately 11.34 acres, into three lots. She stated that Staff recommends approval of the proposed preliminary-final replat with the conditions listed in the staff report. Mr. Bill Perman, 106 W. Louisiana Street, McKinney, Texas, stated he was available for questions. Vice-Chairperson Lindsay 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 approve the proposed preliminary-final replat as conditioned in the staff report.

10-071Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Southern Land Company, on Behalf of SLC McKinney Partners, L.P., for Approval of a Request to Rezone Approximately 340.23 Acres, from "PD" – Planned Development District to "PD" – Planned Development District, Generally to Modify the Development Standards, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 2,000 Feet East of Stonebridge Drive.

Vice-Chairperson Lindsay explained that Staff recommends the Planning and Zoning Commission table the proposed rezoning request indefinitely. Vice-Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Tate, seconded by Commission Member Radke the Commission voted 6-0 to close the public hearing and table the proposed rezoning request indefinitely.

10-091Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Robert H. Roeder, on Behalf of Seeds For The Future, L.P., Baylor Health Care System, and Franklin Family Partnership for

Approval of a Request to Rezone Approximately 27.90 Acres, from “PD” – Planned Development District to “O” – Office District and “BG” – General Business District, and to Rezone Approximately 156.51 Acres, from “AG” – Agricultural District to “RS 72” – Single Family Residence District, “C” – Planned Center District, and “BG” – General Business District, Generally located on the Southeast Corner of FM 1461 (Lake Forest Drive) and Geren Trail.

Ms. Brooks Wilson, Planner for the City of McKinney, gave the staff report and stated that the applicant is requesting to rezone approximately 27.90 acres of land from “PD” – Planned Development District to “O” – Office District and “BG” – General Business District, and to rezone approximately 156.51 Acres, from “AG” – Agricultural District to “RS 72” – Single Family Residence District, “C” – Planned Center District, and “BG” – General Business District. She stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the staff report. Mr. Bob Roeder, 1700 Redbud Boulevard, Suite 300, McKinney, Texas, gave a brief history of the property and why it is being presented. Commission Member Tate asked Mr. Roeder if there was a favorable agreement between the adjacent owners regarding the placement of the road. Mr. Roeder stated that Baylor accepted City Council’s decision to where that right-of-way would be placed. Vice-Chairperson Lindsay opened the public hearing and called for comments. Mr. Bill Gross, 4879 Geren Trail, McKinney, Texas, spoke in favor of the proposed rezoning request. On a motion by Commission Member Radke, seconded by Commission Member Tate, the Commission voted 6-0 to recommend approval of the proposed rezoning request. Commission Member Vice-Chairperson Lindsay stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 5, 2010.

10-097SP Consider/Discuss/Act on the Request by Geer Surveying & Engineering, on Behalf of Iglesia El Shaddai, for Approval of a Site Plan for a Church Building (East Side Iglesia El Shaddai), Approximately 0.85 Acres, Located on the West Side of Chestnut Street and Approximately 100 Feet South of Smith Street.

Ms. Abra Nusser, Planner for the City of McKinney, gave the staff report and stated that the applicant is proposing a site plan to construct a church. She stated that Staff recommends approval of the proposed site plan as conditioned in the staff report. Mr. Bruce Geer, 1514 North McDonald, McKinney, Texas, stated he was available for questions. Vice-Chairperson Lindsay opened the public hearing and called for comments. There being none, on a motion by Commission Member Messer, seconded by Commission Member Feldt, the Commission voted 6-0 to close the public hearing and approve the proposed site plan as conditioned in the staff report. Vice-Chairperson Lindsay stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

Michael Quint, Senior Planner for the City of McKinney discussed Ms. Brooks Wilson leaving the City of McKinney, upcoming ordinance amendments and the recently adopted Highway Corridor Building Height Policy.

There being no further business, Chairperson Clark declared the meeting adjourned at 6:50 p.m.

ROBERT S. CLARK, CHAIRPERSON