

CITY COUNCIL JOINT MEETING

DECEMBER 7, 2010

The City Council and the Planning and Zoning Commission of the City of McKinney, Texas met in joint session in the Council Chambers of the Municipal Building on December 7, 2010 at 4:00 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro-Tem Pete Huff, Council members: David Brooks, Travis Ussery, Geralyn Kever, Don Day, and Ray Ricchi.

Planning and Zoning Commission Present: Chairman Robbie Clark, Larry Thompson, George Bush, Ray Eckenrode, Sean Lingenfelter, Jack Radke, and Darrell Tate.

Staff Present: Interim City Manager Rick Chaffin; Deputy City Manager Jim Parrish; City Attorney Mark Houser; City Secretary Sandy Hart; Information Technology - Clif Carnley and Gavin Metoyer; Senior Planner Michael Quint; Communications and Marketing - CoCo Good and Anna Folmsbee; Interim Finance Director Larry Cunningham; Planning Director Jennifer Cox; Assistant Director of Development Services Rob Daake; Human Resources Director Tadd Phillips; Senior Planner Brandon Opiela; Executive Director of Development Services John Kessel; and Assistant to the City Manager Aretha Harvey.

There were 3 guests present.

Mayor Loughmiller called the City Council meeting to order at 4:06 p.m. after determining a quorum present.

Chairman Clark called the Planning and Zoning Commission meeting to order at 4:06 p.m. after determining a quorum present.

09-136M2 Mayor Loughmiller and Chairman Clark called for a Public Hearing for Consideration/Discussion/Action on the Request by the City of McKinney, for Approval of the Request to Amend Multiple Sections of the Subdivision and Zoning Regulations (Chapters 142 and 146 of the Code of Ordinances), and Accompanying Ordinance. Senior Planner Michael Quint stated that the City Council requested at their work session on November 29th for Staff to come back with three separate options for site plan approval, clarification on who can sign plats, and to modify the

allowed building heights in the MC, BN, BG, CO1, BC, and O zoning districts. Staff is proposing to increase the building height in each of the zoning districts by ten feet with the exception of the O zoning district where it was increased to a maximum of 70 feet if there are no residential adjacency. If there is residential adjacency, the maximum building height would remain at 50 feet. Staff is proposing three options for site plan approval. Mayor Loughmiller called for public comment and there was none. Planning and Zoning Commission unanimously approved the motion by Commissioner Lingenfelter, seconded by Commissioner Thompson, to recommend approval of the Ordinance amending multiple sections of the Subdivision and Zoning Regulations (Chapters 142 and 146 of the Code of Ordinances) with Staff Recommendations and Site Plan *Option 2*: All site plans over 1 acre in size within 200 feet of a platted single family residential development would be approved by the Planning and Zoning Commission. All other site plan applications become Staff approval items while site plans that require variances will still go to the Planning and Zoning Commission for approval. Council unanimously approved the motion by Council member Travis Ussery, seconded by Council member Pete Huff, to approve the Ordinance amending multiple sections of the Subdivision and Zoning Regulations (Chapters 142 and 146 of the Code of Ordinances), with staff recommendations and Site Plan Approval *Option 2*: All site plans over 1 acre in size within 200 feet of a platted single family residential development would be approved by the Planning and Zoning Commission. All other site plan applications become Staff approval items while site plans that require variances will still go to the Planning and Zoning Commission for approval. Caption reads as follows:

ORDINANCE NO. 2010-12-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AMENDING CHAPTERS 142 AND 146 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, RELATIVE TO THE AMENDMENT OF MULTIPLE SECTIONS OF THE SUBDIVISION AND ZONING

REGULATIONS; ESTABLISHING PRESUMPTIONS; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Commissioners unanimously approved the motion by Commissioner Thompson, seconded by Commissioner Radke, to adjourn. Chairman Clark adjourned the Planning and Zoning Commission meeting at 4:30 p.m.

Mayor Loughmiller recessed the meeting into executive session at 4:30 p.m. per Texas Government Code Section 551.071 (2) – Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed), Section 551.071 (1) (A) – Litigation / Anticipated Litigation, Section 551.074 Personnel Matters, and Section 551.072 Discuss Real Property, as listed on the posted agenda. Mayor Loughmiller recessed to the open session at 6:03 p.m.

Council unanimously approved the motion by Council member Travis Ussery, seconded by Council member Ray Ricchi, to adjourn. Mayor Loughmiller adjourned the meeting at 6:03 p.m.

BRIAN LOUGHMILLER
Mayor

ROBBIE CLARK
Chairman

ATTEST:

SANDY HART, TRMC, MMC
City Secretary