

PLANNING AND ZONING COMMISSION

DECEMBER 13, 2011

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, December 13, 2011 at 6:30 p.m.

Commission Members present: Chairman Robert Clark, Vice-Chairman Lance Lindsay, George Bush, Rick Franklin, Matt Hilton, David Kochalka, and Larry Thompson.

Staff Present: Director of Planning Jennifer Cox; Senior Planner Brandon Opiela; Planners Abra Nusser, Anthony Satarino, and Alex Glushko; Administrative Assistant Terri Ramey; Storm Water Management Specialist Annita McCormick; and Community Development Block Grant Administrator Shirletta Best.

There were eight guests present.

Chairman Robert Clark called the meeting to order at 6:30 p.m. after determining a quorum was present.

Chairman Robert 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 only heard by the Planning and Zoning Commission and others could be forwarded on to City Council. Chairman Robert Clark 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 Robert 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.

The Commission unanimously approved the motion by Commission Member George Bush, seconded by Vice-Chairman Lance Lindsay, to approve the following Consent Item with a correction to the Commission Members in attendance:

**11-587 Minutes of the Planning and Zoning Commission
Regular Meeting of November 8, 2011**

END OF CONSENT

11-176Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by JFW Properties, L.L.C., on Behalf of WWI Investments, Inc., for Approval of a Request to Rezone Approximately 6.93 Acres, from "C" - Planned Center District to "PD" - Planned Development District, Generally to Modify the Development Standards and Allowed Uses, Located on the East Side of Hardin Boulevard and On the North Side of McKinney Ranch Parkway. (REQUEST TO BE TABLED)

Mrs. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled until the January 10, 2012 Planning and Zoning Commission meeting to allow the applicant additional time to finalize the request.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Rick Franklin, seconded by Commission Member Larry Thompson, to continue the public hearing and table the proposed rezoning request until the January 10, 2012 Planning and Zoning Commission meeting.

08-426SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of ML2 Limited Partnership, Wilson Creek Medical Partners McKinney, LLC and Rose Retta J. Family, Ltd., for Approval of a Site Plan for an Office Complex (Wilson Creek Crossing), Approximately 6.58 Acres, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 1,250 Feet West of Lake Forest Drive.

Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed site plan. He stated that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Commission Member Rick Franklin asked about any traffic signals planned for the development. He had concerns about possible traffic issues.

Commission Member George Bush asked about if there are plans for deceleration lanes. Mr. Brandon Opiela, Senior Planner for the City of McKinney, stated that there would be some deceleration lanes. He stated that the City of McKinney Engineering Department has worked extensively on the safety and access to this development and to the undeveloped tracts of property to the east of this development

to make sure it meets the City of McKinney and Texas Department of Transportation (TxDOT) standards.

Michael Doggett, Winkelmann & Associates, 6750 Hillcrest Plaza Drive, Suite # 325, Dallas, TX, explained that TxDOT is currently under construction to expand U.S. Highway 380 (University Drive) to a median-bound, six-lane, divided road, with deceleration lanes.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Vice-Chairman Lance Lindsay, seconded by Commission Member Matt Hilton, to close the public hearing and approve the proposed site plan as conditioned in the staff report.

Chairman Robert Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

11-166M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees.

Mr. Alex Glushko, Planner for the City of McKinney, explained the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees as required by Chapter 395 of the Texas Local Government Code. He stated that Staff recommends filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees.

Commission Member George Bush asked about a positive balance in the transfers and refunds column of the Roadway Impact Fee Fund table for the Fiscal Year 2010-2011. Mr. Glushko explained that it had to do with a Facilities Agreement between a developer and the City where not all of the funds allocated were utilized.

Commission Member George Bush noted that construction costs spread out over a period of time are expensive due to inflation. Mr. Glushko stated that the City is required to review the Capital Improvements Plan for Roadway and Utility Impact Fees every five years.

Chairperson Clark opened the Public Hearing and called for comments. There being none, the Commission unanimously approved the motion by Vice-Chairman Lance Lindsay, seconded by Commission Member Rick Franklin, to close the public

hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting of January 3, 2012.

END OF REGULAR ITEMS

Mrs. Jennifer Cox, Director of Planning for the City of McKinney, briefly discussed the Focus North Texas Planning Symposium on Friday, January 13, 2012 and asked that the Commission Members let her know if they would like to attend the event.

Mrs. Cox stated that the Planning and Zoning Commission meeting originally scheduled for Tuesday, December 27, 2011 has been cancelled due to the holiday. She stated that the next Planning and Zoning Commission meeting is scheduled for Tuesday, January 10, 2012.

Chairman Robert Clark declared the meeting adjourned at 6:50 p.m.

ROBERT S. CLARK
Chairman