

PLANNING AND ZONING COMMISSION

JANUARY 10, 2012

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, January 10, 2012 at 6:30 p.m.

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

Commission Member absent: David Kochalka

Staff Present: Director of Planning Jennifer Cox; Senior Planners Brandon Opiela and Michael Quint; Planner Anthony Satarino; and Administrative Assistant Terri Ramey.

There were four 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 Vice-Chairman Lance Lindsay, seconded by Commission Member Rick Franklin, to approve the following Consent Items:

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| 12-022 | Minutes of the Planning and Zoning Commission Regular Meeting of December 13, 2011 |
| 11-157PF | Consider/Discuss/Act on the Request by QuikTrip Corporation, on Behalf of Oakwood Village Apartments, Inc., for Approval of a Preliminary-Final Plat for Lots 1, |

2, and 3, Block A, of the QT 963 Addition, Approximately 14.05 Acres, Located on the North Side of Wilmeth Road and on the East Side of U.S. Highway 75 (Central Expressway).

- 11-190PF Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of the City of McKinney, Standard Pacific of Texas, and T.J. Wheeler, Jr., for Approval of a Preliminary-Final Plat for Stone Hollow, Approximately 99.69 Acres, Located on the East Side of Alma Road and Approximately 1,700 Feet North of Silverado Trail.**

END OF CONSENT

- 11-007Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Francisco Gomez, for Approval of a Request to Rezone Approximately 0.35 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southwest Corner of Josephine Street and Kentucky Street. (REQUEST TO BE TABLED)**

Mr. Anthony Satarino, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely due to public hearing notification signs not being posted on the subject property by the applicant in the timeframe as required by the Zoning Ordinance. Staff will re-notify for the next public hearing.

Chairman Robert 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 Larry Thompson to close the public hearing and table the proposed rezoning request indefinitely as recommended by Staff.

- 11-176Z2 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)**

Mr. Michael Quint, Senior Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely to allow the applicant more time to finalize their request. Staff will re-notify for the next public hearing.

Chairman Robert 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 table the proposed rezoning request indefinitely as recommended by Staff.

11-193SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Citychurch Outreach Ministry, for Approval of a Site Plan for a Church Building (Citychurch Outreach Ministry), Approximately 0.62 Acres, Located on the Southeast Corner of Rockwall Street and Lindsey Avenue.

Mr. Anthony Satarino, Planner for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled until the January 24, 2012 Planning and Zoning Commission meeting per the applicant's request to give them additional time to make modifications to the site plan.

Chairman Robert Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lance Lindsay, seconded by Commission Member Rick Franklin, the Commission voted unanimously to continue the public hearing and table the proposed site plan request until the January 24, 2012 Planning and Zoning Commission meeting.

11-153M Consider/Discuss/Act on a Resolution Defining Truck Fueling Station and Truck Stop and Establishing which Zoning District(s) are Appropriate for these New and Unlisted Land Uses.

Mr. Brandon Opiela, Senior Planner for the City of McKinney, gave a brief history on the proposed changes. He explained the differences between the proposed "Truck Fueling Station" and "Truck Stop" definitions. Mr. Opiela stated that Staff feels a "Truck Fueling Station" would be appropriate within the "ML" – Light Manufacturing and "MH" – Heavy Manufacturing zoning districts and that a specific use permit should be required for such use. He stated that Staff is recommending that a "Truck Stop" use be prohibited in all zoning districts within the City of McKinney. Commission Member George Bush asked about a previous submittal requesting a truck stop at U.S. Highway 75 (Central Expressway) and Wilmeth Road. Mr. Opiela explained that a site plan had been received by that applicant that was classified as a fueling station and was no

longer considered a truck stop use. He stated that the revised site plan was submitted prior to any of the proposed changes and the site plan had been approved. Chairman Robert Clark had concerns on the wording for the proposed "Truck Fueling Station" definition. He asked if a restaurant or convenience store would be allowed on the property. Mr. Opiela stated that a restaurant or convenience store is already allowed within these zoning districts. Chairman Robert Clark suggested that the item be tabled until the January 24, 2012 Planning and Zoning Commission meeting to allow Staff time to revise the "Truck Fueling Station" definition to clearly define what would be allowed on the site.

Chairman Robert Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lance Lindsay, seconded by Commission Member Matt Hilton, the Commission voted unanimously to continue the public hearing and table the proposed request until the January 24, 2012 Planning and Zoning Commission meeting.

Chairman Robert Clark declared the meeting adjourned at 6:45 p.m.

ROBERT S. CLARK
Chairman