

## **PLANNING AND ZONING COMMISSION**

**JUNE 12, 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, June 12, 2012 at 6:30 p.m.

Commissioners Present: Chairman Robert S. Clark, Vice-Chairman Lance Lindsay, George Bush, Rick Franklin, Matt Hilton, David Kochalka, and Larry Thompson.

Staff Present: Interim Director of Planning Kevin Spath; Senior Planners Brandon Opiela and Michael Quint; Planner II Anthony Satarino; Planner Arrie Mitchell, Administrative Assistant Terri Ramey; Parks, Recreation & Open Space Director Lemuel Randolph; Parks Development Superintendent Stephen Brainerd; Recreation Superintendent Ryan Mullins; Maintenance Superintendent Tim White; and Senior Park Planner Jenny Baker.

There were five guests present.

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

Chairman 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 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 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 Lindsay, seconded by Commission Member Franklin, to approve the following Consent Items:

**12-412 Minutes of the Planning and Zoning Commission  
Regular Meeting of May 22, 2012**

**12-102CVP Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Poguerosa Investments II, L.P., for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the Poguerosa Addition, Approximately 80.86 Acres, Located on the Northeast Corner of Bloomdale Road and U.S. Highway 75 (Central Expressway).**

**12-105PF Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Huffman Companies, ML2 Limited Partnership, and Retta J. Rose Family, Ltd., for Approval of a Preliminary-Final Plat for Lots 2 and 4, Block A, of the Wilson Creek Crossing Addition, Approximately 6.58 Acres, Located Approximately 1,300 Feet West of Lake Forest Drive and on the South Side of U.S. Highway 380 (University Drive).**

**END OF CONSENT**

Chairman Clark continued the meeting with the Regular Items on the agenda.

**12-093Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Douglas Properties, Inc., on Behalf of David Huang (Trustee), for Approval of a Request to Rezone Approximately 65.24 Acres from "AG" - Agricultural District to "PD" - Planned Development District, to Allow for "RS 60" - Single Family Residential and "BN" - Neighborhood Business District Uses, Located Approximately 1,400 Feet North of Wilmeth Road and on the West Side of State Highway 5 (McDonald Street).**

Mr. Michael Quint, Senior Planner for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. Staff will re-notify for the next public hearing.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lindsay, seconded by Commission Member Hilton, the Commission voted unanimously to close the public hearing and table the proposed rezoning request indefinitely as recommended by Staff.

**12-101SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney, for Approval of a Site Plan for Two Baseball Fields and a Skatepark (Gabe Nesbitt Community Park), Approximately 160.00 Acres, Located on the Southeast Corner of Eldorado Parkway and Alma Road.**

Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed site plan. He stated that the warm-up area and associated lighting for that area, shown on the site plan, are being removed from the project. He stated that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Commission Member Kochalka asked about the parking on the property. Mr. Stephen Brainerd, Parks Development Superintendent for the City of McKinney, stated that he felt it was a good use of parkland and functioned well. Mr. Brainerd stated that there are 114 spaces proposed.

Commission Member Franklin asked about future additional parking on the property. Mr. Brainerd stated that there are some locations on the property where additional parking could be included and gave some examples. He stated that the City of McKinney's parking standard is 50 parking spaces per baseball field. Mr. Brainerd felt there are some scheduling issues instead of actually parking issues. He felt if the start and stop times of the games were separated out more that it would alleviate the parking issues.

Commission Member Franklin asked how Staff determined how many parking spaces were needed for the skatepark. Mr. Brainerd stated that the City does not currently have a parking standard for skateparks and that staff felt a lot of the participants would be dropped off or arrive without the use of an automobile.

Chairman Clark asked why the warm-up area and associated lights were being eliminated. Mr. Brainerd stated that Staff met with the McKinney Baseball Association and McKinney Little League and determined that the area was not needed. Mr. Brainerd stated that there are plans to grade the area outside of the smaller baseball field's outfield fencing to create a small warm-up area.

Chairman Clark opened the public hearing and called for comments.

Mrs. Jeanne Paprocki, 3508 Corral Creek Dr., McKinney, TX, stated that she felt the improvements to the park are a really great idea. She expressed concerns over the lighting at the park staying on all night and making it difficult to sleep for the neighbor's that live along Corral Creek. Mrs. Paprocki suggested that the lights be turned off at a specified time each night. She also had concerns about the possibility of people parking in their neighborhood along the street and then taking a shortcut to the park through a drainage easement in their neighborhood that is not fenced in. Mrs. Paprocki requested that something be installed to deter people from walking through there and parking in the neighborhood.

Mr. Brainerd explained that the Parks Maintenance Staff prepares the fields for the next day's games during the night and this is why the lights are on during that time. He stated that the City would be willing to work with the homeowners by planting evergreen trees to help block out some of the lighting.

Chairman Clark asked if it would be possible to use less lighting to prepare the baseball fields at night. Mr. Brainerd explained that they are planning a new state-of-the-art lighting system for the park. He stated that it would allow the lighting to be monitored and adjusted remotely. Mr. Brainerd explained that the new lighting fixtures and bulbs would also help with the spillage and glare of the lighting.

The Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Kochalka, to close the public hearing and recommend approval of the proposed site plan as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 19, 2012.

**12-117M      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. Arrie Mitchell, 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.

Chairman Clark asked if Staff budgeted for impact fees. Mr. Michael Quint, Senior Planner for the City of McKinney, explained that Staff did not budget for impact fees since it is difficult to anticipate development.

Commission Member Bush asked what percentage of Capital Improvement Projects (CIP) funding comes from impact fees verses bonds. Mr. Kevin Spath, Interim Director of Planning, explained that the percentages vary from project to project, as shown in the Project Summary sheets attached to the report.

Chairperson Clark opened the Public Hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission

Member Thompson, seconded by Commission Member 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 June 19, 2012.

Chairman Clark declared the meeting adjourned at 6:56 p.m.

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ROBERT S. CLARK  
Chairman