

PLANNING AND ZONING COMMISSION

OCTOBER 9, 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, October 9, 2012 at 6:30 p.m.

Commissioner Members Present: Chairman Robert S. Clark, George Bush, Rick Franklin, Jim Gilmore, David Kochalka, and Larry Thompson.

Commission Member Absent: Matt Hilton.

Staff Present: Assistant Director of Development Services Rick Leisner, Director of Planning Michael Quint, Director of Engineering Jack Carr, Planning Manager Brandon Opiela, Planner II Alex Glushko, Planner Samantha Gleinser, Civil Engineer Danny Still, and Administrative Assistant Terri Ramey.

There were approximately thirty 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 three 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 Commission Member Franklin, seconded by Commission Member Kochalka, to approve the following two Consent Items:

**12-851 Minutes of the Planning and Zoning Commission
Regular Meeting of September 25, 2012**

**12-158PF Consider/Discuss/Act on the Request by JBI Partners,
Inc., on Behalf of The Rochelle Group, L.L.C., for**

Approval of a Preliminary-Final Plat for 55 Single Family Residential Lots and 4 Common Areas (Beacon Hill at Stonebridge Ranch), Approximately 13.39 Acres, Located Approximately 830 Feet West of Forest Ridge Lane and on the South Side of U.S. Highway 380 (University Drive).

END OF CONSENT

12-093Z3 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Douglas Properties, Inc., on Behalf of David Huang (Trustee) and Seminole Bloominfive L.P., for Approval of a Request to Rezone Approximately 112.89 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 on the Southwest Corner of F.M. 543 and State Highway 5 (McDonald Street). (REQUEST TO BE TABLED)

Mr. Alex Glushko, Planner II for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item be tabled indefinitely due to a noticing error by Staff. Staff will re-notify for the next public hearing.

Chairperson Clark opened the public hearing and called for comments.

Mr. Jamal Talukder, 600 W. McDermott Drive, Allen, TX, asked if the 1.5 acre parcel of land located near the proposed property was also being considered in this zoning request. Mr. Brandon Opiela, Planning Manager for the City of McKinney, explained that the 1.5 acre property was not included in this rezoning request.

The Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Franklin, to close the public hearing.

The Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Kochalka, to table the proposed rezoning indefinitely as recommended by Staff.

12-146Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Approximately 9.48 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the East Side of McKinney Ranch Parkway and at the Terminus of Silverado Trail.

Mr. Brandon Opiela, Planning Manager for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the staff report.

Commission Member Franklin asked if all of the enclosed parking would be tuck-under parking garages. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that he believed that the units would have tuck-under parking garages and suggested that the applicant address this question.

Mr. Levi Wild, Sanchez and Associates, Inc., 220 E. Virginia Street, McKinney, TX, concurred with the staff report. He stated that they plan to build tuck-under parking garages and no detached parking pods.

Commission Member Franklin asked if the project was consistent with surrounding development. Mr. Wild said yes.

Chairman Clark opened the public hearing and called for comments. There were none.

The Commission unanimously approved the motion by Commission Member Kochalka, seconded by Commission Member Franklin, to close the public hearing and recommend approval of the rezoning request 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 November 6, 2012.

12-157M Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend the Comprehensive Plan, Including the Master Thoroughfare Plan Regarding the Proposed Alignment of the Intersection of Custer Road (F.M. 2478) and the Future Extension of Wilmeth Road.

Mr. Alex Glushko, Planner II for the City of McKinney, gave the staff report and explained the proposed amendments to the Comprehensive Plan, including the Master Thoroughfare Plan regarding the proposed alignment of the intersection of Custer Road (F.M. 2478) and the future extension of Wilmeth Road.

Commission Member Bush asked if Staff was aware of any opposition. Mr. Glushko stated that Staff had not received any letters of opposition.

Commission Member Thompson asked if the extension would connect with First Street. Mr. Glushko said yes.

Chairman Clark and Mr. Michael Quint, Director of Planning for the City of McKinney, explained that the Commission was considering the Wilmeth Road and Custer Road intersection all the way to the Wilmeth Road and Stonebridge Drive intersection. He stated that nothing east of the Stonebridge Drive alignment was being considered.

Commission Member Kochalka mentioned that a letter of support was received by Mr. Hulon Webb with the Town of Prosper.

Commission Member Franklin felt this was a better location for the intersection.

Commission Member Thompson asked if the property to the southwest of the proposed intersection was vacant property. Commission Member Franklin said yes.

Chairman Clark opened the public hearing and called for comments.

Mr. Jerry Brown, 2600 County Road 856, McKinney, TX, asked for clarification on where the proposed intersection of Custer Road and Wilmeth Road would align. Chairman Clark stated that it would align with First Street.

Mr. Robert Matlock, 8185 County Road 860, McKinney, TX, stated that City Staff met with the Walnut Grove subdivision residents and discussed several proposed routes. He asked if the current request was the same as the "Red" route that had been discussed at the previous meeting with the Walnut Grove residents. Mr. Jack Carr, Director of Engineering for the City of McKinney, stated that it was the same as the "Red" route and would align with First Street. He stated that it would not have to go as far as the original route since they would not need to modify the alignment past Stonebridge Drive.

The Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Bush, to close the public hearing and recommend approval to amend the Comprehensive Plan, including the Master Thoroughfare Plan regarding the proposed alignment of the intersection of Custer Road (F.M. 2478) and the future extension of Wilmeth Road.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting of November 6, 2012.

END OF REGULAR ITEMS

Chairman Clark and Mr. Quint welcomed Commission Member Gilmore to the Planning & Zoning Commission.

Chairman Clark adjourned the meeting at 6:51 p.m.

ROBERT S. CLARK
Chairman