PLANNING AND ZONING COMMISSION

OCTOBER 27, 2015

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 27, 2015 at 6:00 p.m.

City Council Member Present: Mayor Pro Tem Travis Ussery

Commission Members Present: Vice-Chairman Eric Zepp, Janet Cobbel, Kevin Egan, Cameron McCall, Pamela Smith, and Brian Mantzey – Alternate

Commission Members Absent: Chairman Bill Cox and Deanna Kuykendall

Staff Present: Interim Director of Planning Brian Lockley, Development Manager Brandon Opiela, Planning Manager Matt Robinson, Planners Eleana Galicia and Aaron Bloxham, and Administrative Assistant Terri Ramey

There were seven guests present.

Vice-Chairman Zepp called the meeting to order at 6:00 p.m. after determining a quorum was present. He explained the format and procedures of the meeting, as well as the role of the Commission. Vice-Chairman Zepp 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. He stated that the audience would be advised if the case would go on to City Council or be heard only by the Planning and Zoning Commission. Vice-Chairman Zepp stated that guests would need to limit their remarks to three minutes and speak only once. He 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 would sound. Vice-Chairman Zepp asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

Vice-Chairman Zepp continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Smith, seconded by Commission Member McCall, to approve the following six Consent items, with a vote of 6-0-0.

15-1063 Revised Minutes of the Planning and Zoning Commission Meeting of October 13, 2015

15-248CVP **Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Encore McKinney Addition, Located on the Northeast Corner of Stacy Road and Custer Road**

15-236PF **Consider/Discuss/Act on a Preliminary-Final Plat for 124 Single Family Residential Lots and 4 Common Areas (Melton Ridge), Located Approximately 1,900 Feet North of Eldorado Parkway and on the East Side of Custer Road**

15-237PF **Consider/Discuss/Act on a Preliminary-Final Plat for 231 Single Family Residential Lots, 1 Commercial Lot and 6 Common Areas (The Grove at Craig Ranch), Located on the South Side of Stacy Road and at the Terminus of Ridge Road**

14-043PF **Consider/Discuss/Act on the Request for Approval of a Preliminary-Final Plat for Lots 3 and 4, Block A, of the Roanoke Manor Addition, Located Approximately 900 Feet East of Lake Forest Drive and on the South Side of Future Collin McKinney Parkway**

15-240PF **Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R2R, 5R and 6R, Block A, of the Parkside at Craig Ranch Addition, Located on the Southwest Corner of Van Tuyl Parkway and Alma Road**

END OF CONSENT

Vice-Chairman Zepp continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

15-247PFR **Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lot 1R6, Block A, of the Encore Wire, Ltd. Two Addition, Located on the Northwest Corner of Airport Drive and Industrial Boulevard**

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed preliminary-final replat. She stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff report and offered to answer questions. There were none.

Mr. Arlyn Samuelson, Pogue Engineering & Development Co., Inc., 1512 Bray Central Dr., McKinney, TX, offered to answer questions. There were none.

Vice-Chairman Zepp opened the public hearing and called for comments. There being none, on a motion by Commission Member Egan, seconded by Alternate Commission Member Mantzey, the Commission voted unanimously to close the public hearing, with a vote of 6-0-0.

On a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission voted unanimously to approve the proposed preliminary-final replat as conditioned in the Staff report, with a vote of 6-0-0.

Vice-Chairman Zepp stated that the Planning and Zoning Commission was the final approval authority for the proposed preliminary-final replat.

15-252SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Retail and Restaurant Building (Dorado Crossing), Located Approximately 250 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed site plan request. She stated that Staff recommends approval of the proposed site plan as conditioned in the Staff report. Ms. Galicia offered to answer questions.

Commission Member Egan asked if grease traps would be required by the City, since restaurant and retail uses were proposed on the site. Mr. Brandon Opiela, Development Manager for the City of McKinney, stated that it would depend upon the restaurant use to whether or not it would require a grease trap. He stated that the applicant might be able to answer whether or not they plan to have grease traps on the property.

Mr. Michael Allen, Allen-Correll Engineering, 101 Trails End, Highland Village, TX, stated that they did not have a specific tenant for the restaurant site yet. He stated that if they were required to have a grease trap, then it could go in the rear parking area near the northern property line where a sanitary sewer service stub was located.

Vice-Chairman Zepp opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and approve the proposed site plan request as conditioned in the Staff report, with a vote of 6-0-0.

Vice-Chairman Zepp stated that the action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Mr. Brian Lockley, Interim Director of Planning for the City of McKinney, announced that Mr. Brandon Opiela, Development Manager, recently received a

promotion and that this would be his last Planning and Zoning Commission meeting. He thanked Mr. Opiela for his service to the Planning Department.

There being no further business, Vice-Chairman Zepp declared the meeting adjourned at 6:11 p.m.

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ERIC ZEPP
Vice-Chairman