

## **PLANNING AND ZONING COMMISSION**

**FEBRUARY 26, 2013**

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, February 26, 2013 at 6:30 p.m.

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

Commission Member Absent: Matt Hilton

Staff Present: Director of Planning Michael Quint, Planning Manager Brandon Opiela, Planner II Alex Glushko, Planners Samantha Gleinser and Leo Bethge, and Administrative Assistant Terri Ramey

There were approximately fourteen 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 Bush, seconded by Vice-Chairman Franklin, to approve the following two Consent Items, with a vote of 6-0-0:

**13-207      Minutes of the Planning and Zoning Commission  
Regular Meeting of February 12, 2013**

- 12-228PF Consider/Discuss/Act on the Request by h/z studio, on Behalf of Collin County Properties, for Approval of a Preliminary-Final Plat for Lots 1-3, Block A, of the Free Methodist College Addition, Being Fewer than 12 Acres, Located on the Southwest Corner of Waddill Street and U.S. Highway 380 (University Drive)**

**END OF CONSENT**

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

- 13-014Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of Heritage Christian Church, for Approval of a Request to Rezone Less than 1 Acre, from "AG" - Agricultural District to "O-1" - Neighborhood Office District, Located on the Northwest Corner of Greenville Road and Airport Boulevard**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request with the special ordinance provision listed in the staff report.

Mr. Jon David Cross, Cross Engineering, 131 S. Tennessee St., McKinney, TX, concurred with the staff report.

Chairman Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Franklin, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 5, 2013.

- 12-225Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of Today McKinney Ranch II, L.P., and TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Fewer than 34 Acres from "AG" - Agricultural District, "PD" - Planned Development District, and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, to Allow for Single Family Residential and Commercial Uses, Located on the Northeast Corner of Stacy Road and Future Collin McKinney Parkway**

Mr. Alex Glushko, Planner II for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request as conditioned in the staff report.

Commission Member Thompson asked if there was only one point of access from the proposed development onto Collin McKinney Parkway. Mr. Glushko said yes.

Commission Member Thompson asked how many homes were proposed for the development. Mr. Glushko did not have that information and suggested the applicant address his question.

Commission Member Thompson had concerns about the access for the proposed development. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that this development would tie into the Village Park subdivision which has multiple access points to other roadways.

Mr. Levi Wild, Sanchez and Associates, 220 E. Virginia St., McKinney, TX, concurred with the staff report. He stated that the single family residential tract has approximately 90 lots.

Commission Member Gilmore asked about the entrances into this subdivision. Mr. Wild stated that there would be five access points with one on Collin McKinney Parkway, one on Stacy Road, and three to the Village Park subdivision.

Commission Member Thompson asked if Collin McKinney Parkway would have a median at that location. Mr. Wild said yes.

Chairman Clark opened the public hearing and called for comments.

Mr. Dario Pastrana, Palmas Real Estate, 612 Glendevon Dr., McKinney, TX, had general questions about the proposed single family and commercial development on the subject property. Mr. Wild stated that there was not currently a commercial developer for this property, so he could not answer questions regarding building sizes, future uses, or price points. Mr. Wild stated that they plan to develop the single family similar to the Village Park subdivision.

Chairman Clark asked for verification that the Village Park subdivision is located adjacent to the north of the subject property. Mr. Wild said yes.

Commission Member Gilmore asked if the developer would be required to have a homeowner's association for this development. Mr. Quint stated that if there are

common areas within the subdivision, which this single family residential development should have, then it would be subject to a homeowner's association.

The Commission unanimously approved the motion by Commission Member Gilmore, seconded by Commission Member Kochalka, to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 19, 2013.

**13-020MRP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Verdunity, Inc., on Behalf of Adriatica Holdings, Inc. for Approval of a Minor Replat for Lots 6 and 7, Block A, of the Adriatica Addition, Being Fewer than 14 Acres, Located on the Northeast Corner of Stonebridge Drive and Mediterranean Drive**

Mr. Alex Glushko, Planner II for the City of McKinney, explained the proposed minor replat request. He stated that Staff recommends approval of the proposed minor replat request as conditioned in the revised staff report.

Commission Member Gilmore asked if Lot 7 is "U" shaped. Mr. Glushko said yes and that it wraps around Lot 6. Commission Member Gilmore asked about the size of the two lots. Mr. Glushko stated that they were approximately the same size.

Mr. Bill Campbell, Verdunity, Inc., 2316 Killarney Dr., McKinney, TX, concurred with the revised staff report.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Bush, seconded by Vice-Chairman Franklin, the Commission voted unanimously to close the public hearing and approve the proposed minor replat as conditioned in the revised staff report, with a vote of 6-0-0.

Chairman Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed minor replat.

**13-006PFR2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf Hunter Alma Eldorado, L.P., for Approval of a Preliminary-Final Replat for Lots 2R, 3, 4, and 5, Block B, of the Parcel 1017-1018 Addition, Being Fewer than 5 Acres, Located on the Southwest Corner of Eldorado Parkway and Alma Road**

Mr. Alex Glushko, Planner II for the City of McKinney, explained the preliminary-final replat request. He stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the staff report.

Commission Member Bush asked if the property to the south was already developed. Mr. Glushko stated that it is not currently developed; however, there were plans for development.

Commission Member Bush had questions about the egress on the southeast corner of the property. Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that there was an inlet that prohibits a drive at that location.

Mr. Rhett Dollins, Pogue Engineering & Development Company, Inc., 1512 Bray Central Dr., McKinney, TX, concurred with the staff report.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Kochalka, seconded by Commission Member Thompson, the Commission voted unanimously to close the public hearing and approve the proposed preliminary-final replat as conditioned in the staff report, with a vote of 6-0-0.

Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

Chairman Clark declared the meeting adjourned at 6:52 p.m.

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ROBERT S. CLARK  
Chairman