

PLANNING AND ZONING COMMISSION

FEBRUARY 9, 2016

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 9, 2016 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Cameron McCall, Pamela Smith, and Brian Mantzey
- Alternate

Staff Present: Planning Manager Matt Robinson; Planner II Samantha Pickett; Planners Eleana Galicia and Aaron Bloxham; and Administrative Assistant Terri Ramey

There were six guests present.

Chairman Cox called the regular meeting to order at 6:00 p.m. after determining a quorum was present.

Chairperson Cox 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 would be forwarded on to City Council. Chairperson Cox 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 stated that guests would need to limit their remarks to three minutes and speak only once. Chairperson Cox 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 to yellow, and when the time is up the light will change to red. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

The Commission unanimously approved the motion by Commission Member Smith, seconded by Commission Member McCall, to approve the following five Consent items, with a vote of 7-0-0.

**16-147 Minutes of the Planning and Zoning Commission Work
Session of January 26, 2016**

**16-148 Minutes of the Planning and Zoning Commission
Regular Meeting of January 26, 2016**

- 15-322PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Craig Ranch IV Addition, Located Approximately 200 Feet South of Collin McKinney Parkway and Approximately 230 Feet East of Custer Road
- 16-002PF** Consider/Discuss/Act on a Preliminary-Final Plat for 454 Single Family Residential Lots and 18 Common Areas (Southern Hills at Craig Ranch), Located Approximately 1,000 Feet East of Custer Road and approximately 300 Feet South of Collin McKinney Parkway
- 16-008CP** Consider/Discuss/Act on a Concept Plan for a Grocery Store, Fueling Station, Retail and Restaurants (Westridge Retail), Located on the Northwest Corner of Westridge Boulevard and Independence Parkway

END OF CONSENT

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

- 15-316SP** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Facade Plan Appeal for a Multi-Family Development (Avilla McKinney), Located on the North Side of White Avenue and on the East Side of Community Avenue (REQUEST TO BE TABLED)

Ms. Samantha Pickett, Planner II for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the February 23, 2016 Planning and Zoning Commission meeting due to public hearing notification signs not being posted on the subject property in the timeframe required by the Zoning Ordinance.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Alternate Commission Member Mantzey, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the February 23, 2016 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

- 16-004Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of Lake Forest Drive and Collin McKinney Parkway

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request.

Mr. Patrick Filson, Kirkman Engineering, 4821 Merlot Ave., Grapevine, TX, was present; however, did not wish to speak during the meeting.

Chairperson Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and recommend approval of the proposed rezoning request per Staff's recommendations, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 1, 2016.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Commission Member Smith stated that she and other Commission Members recently attended the Focus North Texas 6 training held in Garland, TX. She suggested that they share what they learned at the event with the rest of the Commission Members. Mr. Matt Robinson, Planning Manager for the City of McKinney, stated that should be possible during an upcoming Work Session.

Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:08 p.m.

BILL COX
Chairman