

PLANNING AND ZONING COMMISSION

JUNE 11, 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, June 11, 2013 at 6:00 p.m.

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

Commission Members Absent: David Kochalka

Staff Present: Assistant Director of Development Services Rick Leisner; Director of Planning Michael Quint; Planning Manager Brandon Opiela; Planners Leo Bethge; Samantha Gleinser, and Anthony Satarino; and Administrative Assistant Terri Ramey

There were seven guests present.

Chairman Clark called the meeting to order at 6:00 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 the issues.

The Commission unanimously approved the motion by Commission Member Hilton, seconded by Commission Member Thompson, to approve the following two Consent Items with a vote of 6-0-0:

- 13-589 Minutes of the Planning and Zoning Commission
Regular Meeting of May 28, 2013**
- 13-074PF Consider/Discuss/Act on the Request by Sanchez and
Associates, on Behalf of TCI McKinney Ranch, Inc., and
Today McKinney Ranch II, L.P., for Approval of a**

Preliminary-Final Plat for 94 Single Family Residential Lots, 2 Non-Residential Lots, and 6 Common Areas (Workman Floyd Addition), Being Fewer than 34 Acres, Located on the Northeast Corner of Stacy Road and Future Collin McKinney Parkway

END OF CONSENT

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

13-091Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Southern Land Company, L.L.C., on Behalf of SLC McKinney Partners, L.P., for a Request to Rezone Fewer than 29 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Future Stonebridge Drive and Approximately 1,300 Feet North of U.S. Highway 380 (University Drive) (REQUEST TO BE TABLED)

Mr. Anthony Satarino, 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-notice for an upcoming public hearing.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Thompson, seconded by Commission Member Gilmore, the Commission voted 6-0-0 to close the public hearing and table the proposed rezoning request indefinitely as recommended by Staff.

Vice-Chairman Franklin stepped down during the consideration of item # 13-096Z, due to a possible conflict of interest.

13-096Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 17, L.P. and VCIM Partners, L.P., for Approval of a Request to Rezone Fewer than 7 Acres from "AG" - Agricultural District and "PD" - Planned Development District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, to Modify the Allowed Land Uses and Development Standards, Located on the Northwest Corner of Chief Spotted Tail Drive and Alma Road (REQUEST TO BE TABLED)

Ms. Samantha Gleinser, Planner for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item be tabled due to a noticing error. Staff will re-notice for an upcoming public hearing.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Commission

Member Bush, the Commission voted 5-0-1 to close the public hearing and table the proposed rezoning request as recommended by Staff. Vice-Chairman Franklin abstained.

Vice-Chairman Franklin returned to the meeting.

13-112Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Middleton & Associates, L.L.C., on Behalf of Heavy Ventures, L.L.C., Mike Shell, Timothy Thompson, and Stephen C. Matthews for Approval of a Request to Rezone Fewer than 2 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the West Side of Lloyd Stearman Drive and Approximately 450 Feet North of Virginia Parkway

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 a special ordinance provision listed in the Staff report.

The applicant did not wish to make a comment.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Hilton, seconded by Commission Member Thompson, the Commission voted unanimously to close the public hearing and to 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 June 18, 2013.

13-093Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Geer Surveying & Engineering, on Behalf of Bonnie Phennel, for Approval of a Request to Rezone Fewer than 11 Acres from "AG" - Agricultural District to "ML" - Light Manufacturing District, Located Approximately 4,200 Feet East of FM 1827 (New Hope Road) and on the South Side of U.S. Highway 380 (University Drive)

Mr. Leo Bethge, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with a special ordinance provision listed in the Staff report.

Ms. Sherry Geer Williams, 1514 N. McDonald St., McKinney, TX, explained the proposed rezoning request. She stated that the owners believe that the property would sell faster if zoned as "ML" – Light Manufacturing District. Ms. Williams felt this zoning would match the zoning of the surrounding properties.

Chairperson 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 to 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 July 16, 2013.

13-095Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, on Behalf of SW Hillcrest/380, L.P., for Approval of a Request to Rezone Fewer than 11 Acres from "AG" - Agricultural District to "ML" - Light Manufacturing District, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 1,200 Feet East of C.R. 1827 (New Hope Road)

Mr. Leo Bethge, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with a special ordinance provision listed in the Staff report.

Mr. Robert Roeder, 1700 Redbud # 300, McKinney, TX, explained the proposed rezoning request. He stated that this property had previously been a gun range. Mr. Roeder concurred with the staff report.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Bush, seconded by Commission Member Hilton, the Commission voted unanimously to close the public hearing and to 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 July 16, 2013.

Mr. Quint reminded the Commission Members that there is a Joint Meeting with City Council planned for Monday, July 29, 2013 starting at 5:30 p.m.

Chairman Clark declared the meeting adjourned at 6:15 p.m.

ROBERT S. CLARK
Chairman