

PLANNING AND ZONING COMMISSION

JANUARY 24, 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, January 24, 2012 at 6:30 p.m.

Commission Members present: Chairman Robert Clark, Vice-Chairman Lance Lindsay, George Bush, David Kochalka, Rick Franklin, Matt Hilton, and Larry Thompson.

Staff Present: Director of Planning Jennifer Cox; Senior Planners Brandon Opiela and Michael Quint; Planner Anthony Satarino; Transportation Engineer Manager Gary Graham; and Administrative Assistant Terri Ramey.

There were thirteen guests present.

Chairman Robert Clark called the meeting to order at 6:30 p.m. after determining a quorum was present.

Chairman Robert 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 Robert 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 Robert 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 Vice-Chairman Lance Lindsay, seconded by Commission Member Larry Thompson, to approve the following Consent Items:

**12-056 Minutes of the Planning and Zoning Commission
Regular Meeting of January 10, 2012**

END OF CONSENT

**11-179SP Conduct a Public Hearing to Consider/Discuss/Act on
the Request by Corwin Engineering, Inc., on Behalf of
Allen Independent School District, for Approval of a Site
Plan for an Elementary School (Allen Independent
School District Elementary #17), Approximately 15.00**

Acres, Located on the Northwest Corner of Berkley Drive and Wilford Drive.

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed site plan. He stated that the applicant is requesting an alternate screening device along northern and western property lines. Mr. Quint stated that Staff is comfortable with the proposed alternate screening device. He stated that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Commission Member George Bush had concerns over a living screen due to the drought conditions. Mr. Quint stated that the applicant could defer the installation of the landscaping under Stage 3 or 4 Drought Restrictions, which we are currently under. Commission Member George Bush asked if Staff would be able to enforce the required landscaping if they deferred it for a few years. Mr. Quint stated that Staff would do their best to ensure all required landscaping was installed.

Commission Member Matt Hilton asked if the narrow streets in the surrounding neighborhood would be able to handle school buses making turns, etcetera. Mr. Gary Graham, Transportation Engineer Manager for the City of McKinney, stated that the Engineering Staff has worked with the applicant to identify a travel pattern for the buses. He stated that several of the intersections in the neighborhood have bulb-outs. Mr. Graham stated that there are plans to modify those areas to accommodate the buses.

Commission Member Larry Thompson asked how many students will be attending the proposed elementary school. Mr. Brandon Davidson, Allen ISD, 200, W. Belmont, Suite # E, Allen, TX, stated that there would be approximately 950 students.

Mr. Brandon Davidson, Allen ISD, 200, W. Belmont, Suite # E, Allen, TX, concurred with the Staff Report and offered to answer questions.

Vice-Chairman Lance Lindsay asked about the proposed fencing location. Mr. Davidson explained where it would be located on the property. He stated that the proposed fencing would secure the play yard.

Chairperson Clark opened the public hearing and called for comments.

Ms. Robin Weinrich, 5717 Rancho, McKinney, TX, stated that she would prefer to have a masonry fence in lieu of the proposed chain link fence with living plant screen on the school property.

Ms. Gloria Barotta, 4809 Concho Lane, McKinney, TX, stated that she preferred the school property not to have a fence so their children could have easy access to the school and its play ground. She stated that the property owners on Concho Lane have fences at the back of their properties, so she felt it would be redundant to have a fence on that side of the school's property.

The Commission unanimously approved the motion by Vice-Chairman Lance Lindsay, seconded by Commission Member David Kochalka, to close the public hearing.

Chairman Robert Clark asked Staff what was allowed by right on the property. Mr. Quint stated that a masonry wall or a wrought iron fence with masonry columns every 20' with a six foot living screen is allowed.

Commission Member Larry Thompson asked how many linear feet of fencing would be on the subject property. Mr. Quint stated that it would be approximately 1,500'.

Commission Member Larry Thompson asked Mr. Suttle about the fencing options. Mr. Greg Suttle, Allen, ISD, 612 E. Bethany, Allen, TX, explained some of the security reasons that they build fences on the school properties. He stated that the drought had caused some issues with masonry fences. Mr. Suttle stated that the chain link fence with a living plant screen would be easier to maintain.

Chairman Robert Clark asked Mr. Suttle his feelings on wrought iron fencing. Mr. Suttle stated that he likes the wrought iron fencing; however, not the masonry columns. Mr. Suttle stated that he would be willing to install wrought iron fencing with wrought iron posts and the required living plant screen.

The Commission unanimously approved the motion by Commission Member David Kochalka, seconded by Commission Member Larry Thompson, to approve the proposed site plan as conditioned in the staff report with a modification to the conditions in the staff report to say that there be a six-foot tall (three-foot tall at the time of planting) living screen with a six-foot tall painted black wrought iron fence along the western and northern property lines.

Chairman Robert Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

11-193SP2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Citychurch Outreach Ministry, for Approval of a Site Plan for a Church Building (Citychurch Outreach Ministry), Approximately 0.62 Acres, Located on the Southeast Corner of Rockwall Street and Lindsey Avenue.

Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed site plan. He stated that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Commission Member George Bush asked if there were plans to improve Lindsey Road, since part of it is a gravel road. Mr. Satarino stated that it is an approved CIP (Capital Improvement Plan) project.

Commission Member George Bush asked if they would be required to pay Impact Fees on the project. Mr. Satarino said yes, they would be required to pay Impact Fees.

Commission Member Matt Hilton asked if the church has the same screening requirements as a school. Mr. Satarino stated that they have the same screening requirements. He stated that the applicant is proposing a living screen.

Mr. Eric Seeley, Pogue Engineering & Development Company, Inc., 1512 Bray Central Drive # 100, McKinney, TX, concurred with the Staff Report.

Chairman Robert Clark opened the public hearing and called for comments. There were none, the Commission unanimously approved the motion by Commission Member George Bush, seconded by Commission Member Rick Franklin, to close the public hearing and approve the proposed site plan as conditioned in the staff report.

Chairman Robert Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

11-153M2 Consider/Discuss/Act on a Resolution Defining Truck Fueling Station and Truck Stop and Establishing which Zoning District(s) are Appropriate for these New and Unlisted Land Uses.

Mr. Brandon Opiela, Senior Planner for the City of McKinney, explained that Staff is proposing a resolution defining Truck Fueling Station and Truck Stop and establishing which zoning district(s) are appropriate for these new and unlisted land uses. He

explained the differences between the two definitions and gave a brief history of why Staff is proposing this resolution.

Commission Member George Bush asked if Staff would be willing to include everything that is not allowed in the Truck Fueling Station definition. Mr. Opiela and several of the commission members did not feel that was necessary.

Commission Member George Bush asked if there were locations along U.S. Highway 75 (Central Expressway) where future truck fueling stations would be allowed. Mr. Opiela stated that the majority of the properties in question along U.S. Highway 75 (Central Expressway) with industrial zoning had been developed.

Commission Member George Bush gave an example of where a truck parking lot might be located on a piece of property adjacent to a truck fueling station; however, they would be two separately platted properties. He asked if that would be allowed. Mr. Opiela stated that under the current definitions it would be allowed. Mr. Quint stated that it could be addressed with separation requirements; however, that was not currently proposed. Mrs. Cox stated that a truck parking lot is only allowed in industrial districts.

The Commission unanimously approved the motion by Commission Member Larry Thompson, seconded by Commission Member Rick Franklin, to recommend approval of the resolution defining Truck Fueling Station and Truck Stop and establishing which zoning district(s) are appropriate for these new and unlisted land uses.

Chairman Robert Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded on to the City Council meeting on Tuesday, February 21, 2012.

Mrs. Cox reminded the Commission that the next Planning and Zoning Commission meeting is scheduled for Tuesday, February 14, 2012.

Chairman Robert Clark declared the meeting adjourned at 7:06 p.m.

ROBERT S. CLARK
Chairman