

PLANNING AND ZONING COMMISSION

JULY 8, 2014

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, July 8, 2014 at 6:00 p.m.

City Council Present: Don Day

Commission Members Present: Chairman Rick Franklin, Jim Gilmore, Mark McReynolds, Dick Stevens, and Larry Thompson

Commission Members Absent: Vice-Chairman George Bush and Commission Member Matt Hilton

Staff Present: Director of Planning Michael Quint; Planning Managers Brandon Opiela and Matt Robinson; Planners Samantha Pickett and Steven Duong, and Administrative Assistant Terri Ramey

There were seven guests present.

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

Chairman Franklin 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. Chairman Franklin 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 Franklin 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.

Chairman Franklin continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Gilmore, seconded by Commission Member Thompson, to approve the following three Consent items with a vote of 5-0-0.

- 14-628 Minutes of the Planning and Zoning Commission Regular Meeting of June 24, 2014**
- 14-159PF Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Abernathy, Roeder, Boyd & Joplin, for Approval of a Preliminary-Final Plat for Lots 1-5, Block A, of the Verbie Hayes Addition, Being Fewer than 16 Acres, Located on the Northeast Corner of Virginia Parkway and Hardin Boulevard**
- 14-162CVP Consider/Discuss/Act on the Request by Kadleck & Associates, on Behalf of Texas Asset Management, L.P., for Approval of a Conveyance Plat for Lots 2A and 2B, Block A, of the Headington Heights Addition, Being Fewer than 6 Acres, Located Approximately 300 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 (University Drive)**

END OF CONSENT

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

- 14-157Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of George, Gupta, & Joshi, L.L.C., 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 Approximately 740 Feet South of Eldorado Parkway and on the West Side of Hudson Crossing (REQUEST TO BE TABLED)**

Mr. Steven Duong, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled until the July 22, 2014 Planning and Zoning Commission meeting due to a noticing error. He stated that Staff would re-notice prior to the next meeting.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Thompson, seconded by Commission Member McReynolds, the Commission voted unanimously to close the public hearing and table the proposed rezoning request as recommended by Staff, with a vote of 5-0-0.

- 14-158ME Conduct a Public Hearing to Consider/Discuss/Act on the Request by DAAD, Inc., on Behalf of Malouf Interests, Inc., for Approval of a Meritorious Exception for a Retail/Restaurant Building, Being Fewer than 2 Acres, Located on the West Side of Custer Road and Approximately 160 Feet South of Virginia Parkway**

Ms. Samantha Pickett, Planner for the City of McKinney, explained the proposed meritorious exception. She stated that Staff recommends denial of the proposed meritorious exception due to the lack of masonry exterior finishing materials used in the construction of the building.

Commission Member McReynolds had questions about the brick veneer and EIFS being proposed on the exterior of the proposed building. Ms. Pickett explained that each exterior wall was considered separately; therefore, the proposed building did not meet the required minimum of 50 percent masonry material on each exterior wall.

Commission Member Stevens and Chairman Franklin asked for clarification on what was considered an exterior wall on the proposed building. Ms. Pickett explained that each recessed or projected portion on the elevation was considered a different wall. Mr. Michael Quint, Director of Planning, also explained that each wall, not the elevation, was required to have a minimum of 50 percent masonry material per the ordinance. He stated that for the Commission to approve the meritorious exception, the proposed building should be meritorious or of exceptional quality or design.

Mr. Daryl Atwood, DAAD, Inc., 3245 Main St., Frisco, TX, offered to answer questions.

Chairman Franklin asked the applicant if Dunkin Donuts required the proposed design at their stores. Mr. Atwood stated that the proposed design was a prototype and part of the brand identity for Dunkin Donuts and Baskin Robbins.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Stevens, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing, with a vote of 5-0-0.

Commission Member Thompson asked what the total percentage of masonry was on the exterior proposed building. Mr. Atwood stated that 86% of the overall exterior of the building would be masonry.

On a motion by Commission Member McReynolds, and seconded by Commission Member Thompson, the Commission unanimously voted to approve the meritorious exception as requested by the applicant, with a vote of 5-0-0.

Chairperson Franklin stated that the Planning and Zoning Commission is the final approval authority for the proposed meritorious exception.

14-142SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of DFA, Ltd., for Approval of a Site Plan for Oak Hollow Warehouse Park, Phase II, Being Fewer than 4 Acres, Located Approximately 300 Feet South of Wilmeth Road and on the West Side of State Highway 5 (McDonald Street)

Mr. Steven Duong, 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.

Mr. Dwayne Zinn, Cross Engineering Consultants, Inc., 131 S. Tennessee St., McKinney, TX, concurred with the Staff report.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Stevens, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing, with a vote of 5-0-0.

On a motion by Commission Member Thompson, seconded by Commission Member Gilmore, the Commission voted unanimously to approve the proposed site plan as conditioned in the staff report, with a vote of 5-0-0.

Chairman Franklin stated that the Planning and Zoning Commission was the final approval authority for the proposed site plan.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

There being no further business, Chairman Franklin declared the meeting adjourned at 6:18 p.m.

RICK FRANKLIN
Chairman