

PLANNING AND ZONING COMMISSION

JULY 14, 2015

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 14, 2015 at 6:00 p.m.

City Council Present: Mayor Pro Tem Travis Ussery

Commission Members Present: Chairman Rick Franklin, Vice-Chairman Matt Hilton, Jim Gilmore, Deanna Kuykendall, Mark McReynolds, Dick Stevens, and Eric Zepp

Alternate Commission Member Absent: Cameron McCall

Staff Present: Assistant Director of Development Services Rick Leisner, Director of Planning Michael Quint, Planning Managers Brandon Opiela and Matt Robinson, Planner II Samantha Pickett, Planners Eleana Galicia and Aaron Bloxham, and Administrative Assistant Terri Ramey

There were approximately 20 guests present.

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

Chairperson 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. Chairperson 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 stated that guests would need to limit their remarks to three minutes and speak only once. Chairperson 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 Stevens, seconded by Commission Member McReynolds, to approve the following six Consent items, with a vote of 7-0-0.

15-657 Minutes of the Planning and Zoning Commission Work Session of June 23, 2015

15-658 Minutes of the Planning and Zoning Commission Regular Meeting of June 23, 2015

15-145PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the McKinney Ranch Parkway Avalon Memory Care Addition, Located Approximately 1,600 Feet West of Lake Forest Drive and on the South Side of McKinney Ranch Parkway

14-331SU3 Consider/Discuss/Act on a Specific Use Permit Extension for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 220 Feet East of Ridge Road

14-332SU3 Consider/Discuss/Act on a Specific Use Permit Extension for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 550 Feet East of Ridge Road

14-333SU3 Consider/Discuss/Act on a Specific Use Permit Extension for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 700 Feet East of Ridge Road

END OF CONSENT

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

15-160Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of Custer Road and U.S. Highway 380 (University Drive) (REQUEST TO BE TABLED)

Ms. Samantha Pickett, Planner II for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item tabled to the July 28, 2015 Planning and Zoning Commission meeting due to a Staff noticing error. She stated that Staff would re-notice prior to an upcoming Planning and Zoning Commission meeting.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Hilton, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing and table the

proposed rezoning request to the July 28, 2015 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

15-159Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of Stonebridge Drive and U.S. Highway 380 (University Drive)

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 and offered to answer questions.

Commission Member Gilmore asked about the proposed zoning changes to the property and how it was different from what was currently approved. Ms. Galicia stated that a layout was tied down with the current zoning ordinance on the property and the applicant wanted to have it removed and the property rezoned to similar allowed commercial uses. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the proposed zoning would generally be consistent with the current zoning on the property; however, there could be some changes on allowable uses on the property.

Mr. Matt Moore, Claymoore Engineering, 1903 Central Dr., Bedford, TX, briefly explained the proposed rezoning request and offered to answer questions. There were none.

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 voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 3, 2015.

15-161SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club (The Pub), Located at 204 W. Virginia Street

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained the proposed specific use permit request. He stated that specific use permits were non-

transferrable. Mr. Robinson explained that there was a change in The Pub's ownership; therefore, the new owner was requesting approval of a new specific use permit to keep operating the private club. He stated that Staff recommends approval of the proposed specific use permit for a private club and offered to answer questions. There were none.

The applicant was not present at the meeting.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Vice-Chairman Hilton, the Commission voted unanimously to close the public hearing and recommend approval of the specific use permit as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 3, 2015.

Chairman Franklin stepped down on the following item # 15-164SP due to a possible conflict of interest.

Vice-Chairman Hilton continued the meeting.

15-164SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Lake Forest Office Building, Located Approximately 650 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Lake Forest Drive

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed site plan request and associated variances. She stated that Staff recommends approval of the proposed site plan and associated variances as conditioned in the Staff report. Ms. Galicia offered to answer questions. There were none.

Mr. Jonathan Hake, Cross Engineering, 131 S. Tennessee St., McKinney, TX, explained the proposed site plan request and associated variances. He stated that they were proposing the same screening device as Phase I of the project. He offered to answer questions. There were none.

Vice-Chairman Hilton opened the public hearing and called for comments. There being none, on a motion by Commission Member McReynolds, seconded by Commission Member Stevens, the Commission voted to close the public hearing and

approved of the proposed site plan request and associated variances as conditioned in the Staff report, with a vote of 6-0-1. Chairman Franklin abstained.

Chairman Franklin returned to the meeting.

Commission Member Zepp stepped down on the following item # 15-105SP due to a possible conflict of interest.

15-105SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Facade Plans for a Medical Office Development (Methodist Hospital Professional Office Buildings), Located on the Northwest Corner of Eldorado Parkway and Stonebridge Drive

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed site plan request and proposed facade plans. She stated that site plans were normally approved by Staff; however, the governing planned development district required that the proposed architectural elevations for the medical office buildings be approved by the Planning and Zoning Commission during site plan approval and must generally conform to the character of the renderings provided in the governing ordinance. Ms. Galicia stated that the applicant planned to build three medical office buildings. She stated that Staff recommends approval of the proposed site plan and proposed facade plans as conditioned in the Staff report. Ms. Galicia offered to answer questions. There were none.

Mr. Jerry Huffman, 5880 Ashmill Dr., Plano, TX, offered to answer questions. There were none.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Vice-Chairman Hilton, the Commission voted to close the public hearing and approved the proposed site plan request and proposed facade plans as conditioned in the Staff report, with a vote of 6-0-1. Commission Member Zepp abstained.

Commission Member Zepp returned to the meeting.

15-155SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Sewell Audi of McKinney, Located Approximately 1,500 West of Stacy Road and on the North Side of State Highway 121

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained the proposed site plan request and associated variances. He stated that site plans could typically be approved by Staff; however, the ordinance requires that the site plan be approved by

the Planning and Zoning Commission and City Council. Mr. Bloxham stated that the applicant was also requesting variances for a prefinished welded wire mesh fence, as an alternate screening device, and a loading space to be located outside the 25' that was typically required, which must be considered by the Planning and Zoning Commission and City Council for approval. He stated that Staff recommends approval of the proposed site plan and associated variances as conditioned in the Staff report. Mr. Bloxham offered to answer questions.

Commission Member Gilmore asked about the loading space. Mr. Bloxham explained where the loading space would be located on the property.

Mr. John O'Connor, Sewell Automotive Companies, 3860 W. Northwest Highway, Dallas, TX, offered to answer questions. There were none.

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 and recommend approval of the proposed site plan request and associated variances as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 3, 2015.

15-155FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Sewell Audi of McKinney, Located Approximately 1,500 feet West of Stacy Road and on the North Side of State Highway 121

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained the proposed facade plan appeal. He briefly discussed the proposed architectural elevations for the project. Material samples were distributed to the Commission Members to inspect. Mr. Bloxham stated that Staff recommends approval of the proposed architectural elevations and offered to answer questions. There were none.

Mr. Carl Sewell, Sewell Automotive Companies, 3860 W. Northwest Highway, Dallas, TX, explained the proposed facade plan and gave a brief history of their business. He stated that his Great, Great, Great Grandfather was Collin McKinney. Mr. Sewell stated that they plan to support the community and offered to answer questions.

Commission Member McReynolds complemented Mr. Sewell on the renderings. Mr. Sewell stated that Gensler was doing the work on the building and gave a brief history of other work that they had completed. He stated that Gensler was the largest architectural firm in the world and American based.

Commission Member Gilmore stated that he was excited to see the Sewell dealership come to McKinney.

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 and approve the proposed architectural elevations, with a vote of 7-0-0.

15-123FR2 Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Mercedes-Benz of McKinney, Located on the Southeast Corner of Bray Central Drive and U.S. Highway 75 (North Central Expressway)

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed facade plan appeal. She briefly discussed the proposed architectural elevations for the project. Ms. Galicia also briefly discussed the architectural renderings that were included in the Staff report for informational purposes only. She stated that Staff recommends approval of the proposed architectural elevations and offered to answer questions. There were none.

Mr. Byung Yoo, 680 Darlington Circle, Atlanta, GA, offered to answer questions. There were none.

Commission Member Stevens stated that the Sewell Audi of McKinney and Mercedes-Benz of McKinney projects showed that McKinney can have specific architectural requirements and not settle for anything less. He said that the applicants have been more than willing to come up with beautiful sites and very expensive construction without asking for a lot of variances. Commission Member Stevens stated that he looked forward to seeing similar construction built in McKinney in the future.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Vice-Chairman Hilton, the Commission unanimously voted to close the public hearing and approve the proposed architectural elevations, with a vote of 7-0-0.

15-130PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R - 5R, Block A, of the Vigor-Eldorado Addition, Located on the South Side of Eldorado Parkway and on the East Side of Ridge Road

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed preliminary-final replat. She stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff report and offered to answer questions. There were none.

The applicant was not present at the meeting.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Hilton, seconded by Commission Member McReynolds, 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 7-0-0.

Chairman Franklin stated that the Planning and Zoning Commission was the final approval authority for the proposed preliminary-final replat.

15-141SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Mini-Warehouse Facility (Jenkins Self Storage), Located Approximately 550 Feet East of Custer Road and on the North Side of Stacy Road

Ms. Samantha Pickett, Planner II for the City of McKinney, explained that the applicant had withdrawn the application for this request; therefore, no further action was necessary.

15-166M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Modify Section 146-135 (Landscape Requirements) of the Zoning Regulations Pertaining to Landscaping at Airports

Mr. Michael Quint, Director of Planning for the City of McKinney, explained the proposed amendments to Chapter 146 of the Zoning Ordinance. He stated that Staff was recommending approval and offered to answer questions.

Commission Member Stevens asked if the proposed amendments would pertain to Aero Country Airport. Mr. Quint stated that he thought that airport was privately owned and publicly used, so it would not qualify for this exception.

Commission Member Zepp asked if the Federal Aviation Administration (FAA) had similar regulations. Mr. Quint stated that the Federal Aviation Administration (FAA)

had several recommendations in field manuals and guidelines; however, he was not aware of them having anything mandatory. Mr. Quint stated that he worked closely with the City of McKinney Airport Staff on these amendments.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Vice-Chairman Hilton, the Commission unanimously voted to close the public hearing and recommend approval of the proposed ordinance amendments as listed in the Staff report, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 3, 2015.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

There being no further business, Chairman Franklin declared the meeting adjourned at 6:40 p.m.

RICK FRANKLIN
Chairman