

PLANNING AND ZONING COMMISSION

AUGUST 11, 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, August 11, 2015 at 6:00 p.m.

Commission Members Present: Chairman Rick Franklin, Vice-Chairman Matt Hilton, Deanna Kuykendall, Dick Stevens, Eric Zepp, and Cameron McCall - Alternate

Commission Members Absent: Jim Gilmore and Mark McReynolds

Staff Present: Executive Director of Development Services Michael Quint, Interim Director of Planning Brian Lockley, Planning Manager Brandon Opiela, Planner II Samantha Pickett, Planners Eleana Galicia and Aaron Bloxham, and Administrative Assistant Terri Ramey

There were seven 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 Item.

The Commission unanimously approved the motion by Commission Member Stevens, seconded by Alternate Commission Member McCall, to approve the following Consent item, with a vote of 6-0-0.

**15-751 Minutes of the Planning and Zoning Commission
Regular Meeting of July 28, 2015**

END OF CONSENT

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

15-186Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Located on the Northwest Corner of Synergy Drive and Lakota Trail

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. There were none.

Mr. Bob Fisher, KSA Engineers, 8875 Synergy Dr., McKinney, 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 Zepp, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 1, 2015.

15-163SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Facade Plan for a Multi-Family Development (The Sanctuary at Westridge), Located Approximately 1,000 Feet South of Virginia Parkway and on the East Side of Future Coit Road

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained the proposed site plan request and proposed facade plans. He stated that Staff distributed a revised Staff report prior to the meeting that corrected a typographical error regarding the garage types and the applicant's written request for the architectural variances to the standards. Mr. Bloxham stated that site plans were normally approved by Staff; however, the applicant was requesting approval of a facade plan appeal for the three allowances listed in the Staff report which must be considered by the Planning and Zoning Commission. He stated that Staff recommends approval of the proposed site plan and proposed facade plans as conditioned in the Staff report. Mr. Bloxham offered to answer questions.

Commission Member Zepp had questions regarding the windows that would be facing the neighboring residential properties backyards. Mr. Bloxham briefly explained

that the ordinance stated that specific multi-family uses or zoning should not be located within 150 feet of adjacent single family properties. He stated that the property line would be within 150 feet of the adjacent single family properties; however, the actual closest multi-family building would be located 160 feet from the nearest single family property.

Commission Member Stevens asked why this was not required on The Chateau development that overlooked Aspendale. Mr. Brandon Opiela, Planning Manager for the City of McKinney, briefly explained that townhomes were not considered a multi-family product; therefore, this requirement would not apply.

Mr. Jerry Sylo, JBI Partners, 16301 Quorum, Addison, TX, explained the proposed site plan request and proposed facade plans. He also showed a PowerPoint presentation. He discussed the Fypon (Polyvinyl Chloride "PVC" column wraps and polyurethane Moulded Millwork) proposed as an exterior finishing material for the project. Mr. Sylo felt that using Fypon accents would make a better looking project than if they did not install these accents. He stated that the detention pond had been built to the north of this project. Mr. Sylo stated that they were trying to follow the spirit and intent of the ordinance by trying to minimize the impact of the multi-family community on a single-family neighborhood. He stated that they proposed to build a 6-foot masonry wall along the property line and plant a row of trees for screening. Mr. Sylo stated that they were proposing to build four two-story multi-family buildings adjacent to the single-family residential neighborhood. He did not feel it would be much different than if two-story houses were built in the same location. Mr. Sylo stated that they also plan to build two three-story buildings near the detention pond area. He stated that two-thirds of the proposed property would drain into the detention pond. Mr. Sylo felt that the project would look better having windows facing the residential development versus having a solid brick wall facing them. He stated that they plan to build 100 percent masonry on the garages where the back of the garage faces a street. Mr. Sylo stated that for the garages located on the interior of the multi-family development would be built with 100 percent masonry on the front and sides of the garages. He stated that the back sides of these garages would have a siding exterior and where these elevations are adjacent to a street or residential property they would be screened by a 6 feet high masonry wall.

Mr. Sylo stated that the overall masonry percentage of the building would be 50% and would meet the intent of the ordinance. Mr. Sylo felt this appearance would look better for the community. He offered to answer questions.

Commission Member Stevens asked the applicant why they were proposing siding instead of Hardiplank, since he felt it might last longer and be easier to maintain. Mr. Sylo stated that it came down to cost and that Hardiplank was more expensive.

Commission Member Stevens wanted more clarification regarding the Fypon being proposed as an exterior finishing material. Mr. Bloxham stated that it was not an approved finishing material. Mr. Sylo stated that an ordinance cannot cover all materials available in the market. Commission Member Stevens asked what the advantages were using Fypon instead of other approved materials. Mr. Sylo stated that Fypon was a high-density foam that could be painted, was light weight, and should not absorb water.

Commission Member Stevens asked if Fypon could be used instead of the proposed siding. Mr. Sylo said no, it could not be used for siding. He stated that it was easier to manufacture than wood products. Mr. Sylo stated that a lot of crown molding inside structures was now made with Fypon instead of wood.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Hilton, seconded by Commission Member Zepp, 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 6-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

There being no further business, Chairman Franklin declared the meeting adjourned at 6:23 p.m.

RICK FRANKLIN
Chairman