

PLANNING AND ZONING COMMISSION

NOVEMBER 10, 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, November 10, 2015 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Cameron McCall, Pamela Smith, and Brian Mantzey – Alternate

Commission Member Absent: Kevin Egan

Staff Present: Interim Director of Planning Brian Lockley, Planning Manager Matt Robinson, Planner II Samantha Pickett, Planners Eleana Galicia and Aaron Bloxham, and Administrative Assistant Terri Ramey

There were approximately 32 guests present.

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

Chairperson Cox 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 Cox 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 Cox 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 to yellow, and when the time is up the light will change to red. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

Chairman Cox continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member McCall, seconded by Commission Member Kuykendall, to approve the following two Consent items, with a vote of 7-0-0.

14-278PF Consider/Discuss/Act on a Preliminary-Final Plat for 86 Single Family Attached Residential Lots and 11 Common Areas, (White Avenue Townhome Addition), Located Approximately 800 Feet East of Community Avenue and on the North Side of White Avenue

END OF CONSENT

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

15-065MR2 Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R1, 3 and 4, Block A, of the Boys Club Addition, Located Approximately 150 Feet North of Christian Street and on the West Side of Kentucky Street

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained the proposed minor replat. He stated that Staff recommends approval of the proposed minor replat and offered to answer questions.

The applicant was not present to speak on the item. Mr. Brian Lockley, Director of Planning for the City of McKinney, explained that Staff was recommending approval of the proposed minor replat and that the applicant did not need to be present for the item to be considered by the Planning and Zoning Commission.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member Smith, the Commission voted unanimously to close the public hearing and approve the minor replat as recommended by Staff, with a vote of 7-0-0.

15-284Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located at the Southwest Corner of Eldorado Parkway and Hudson Crossing

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed rezoning request and some of the uses that would be excluded with the proposed rezoning request. She also explained that the applicant had submitted a separate Specific Use Permit (SUP) to allow a car wash on the property that would need to come before the Planning and Zoning Commission and City Council for consideration at a future meeting. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions.

Commission Member McCall wanted to clarify that the request before the Commission was only regarding the rezoning of the property and not the Specific Use Permit (SUP) to allow a carwash use. Ms. Galicia stated that was correct and that the intended use for the property would be considered at a later meeting.

Commission Member Kuykendall asked about the zoning of the property to the west of this site. Ms. Galicia stated that it was currently zoned "R-1" - Retail District with a base zoning of "BN" - Neighborhood Business District.

Mr. Ed Arshouk, MA Engineering & Construction, 99 Regency Pkwy., Ste. 11, Mansfield, TX, offered to answer questions. There were none.

Chairman Cox opened the public hearing.

Mr. Matt McGee, 5220 Vineyard Ln., McKinney, TX, spoke in favor of the request. He stated that this area could use a flex serve carwash.

On a motion by Commission Member Kuykendall, seconded by Commission Member McCall, 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 Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 1, 2015.

15-246SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Encore Wire Plant 4 Expansion, Located on the Northwest Corner of Airport Drive and Industrial Boulevard

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. Arlyn Samuelson; Pogue Engineering & Development, Company, Inc.; 1512 Bray Central Dr.; McKinney, TX; explained the proposed site plan request and associated variances. He offered to answer questions.

Chairman Cox asked Mr. Samuelson if he was in agreement with Staff's three recommendations listed in the Staff report. Mr. Samuelson said yes.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Alternate Commission Member Mantzey, the Commission voted unanimously to close the public hearing and approve the proposed site plan request and associated variances as conditioned in the Staff report, with a vote of 7-0-0.

15-273Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF5" - Single Family Residential District, Located Approximately 3,500 Feet North of Virginia Parkway and on the East Side of Lake Forest Drive

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Adam Buczek, Skorburg Company, 8214 Westchester Dr., Ste. 710, Dallas, TX, offered to give a presentation, if needed. He also offered to answer questions. The Commission did not request to see the PowerPoint presentation and did not have any questions for the applicant.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member McCall, 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 Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 1, 2015.

15-280Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SF5" - Single Family Residential District and "TH" - Townhome Residential District, Located on the East Side of Lake Forest Drive and Approximately 840 Feet South of McKinney Ranch Parkway

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Robert Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; concurred with the Staff report. He requested a favorable recommendation and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member Smith, 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 Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 1, 2015.

15-228SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility (All Storage at the Shops at Eagle Point), Located Approximately 620 Feet West of Custer Road and Approximately 1,040 Feet South of U.S. Highway 380 (University Drive)

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed specific use permit request. She stated that Staff recommends approval of the proposed specific use permit to allow for a mini-warehouse facility as conditioned in the Staff report. Ms. Galicia offered to answer questions.

Commission Member Smith asked if Staff knew how many similar facilities were located in the City of McKinney. Ms. Galicia did not have that information.

Commission Member Kuykendall had questions regarding access to the building. Ms. Galicia stated that there would be two entrances to the property. She stated that driving through the Shops at Eagle Point would be necessary for access to the property.

Mr. Bill Dahlstrom, Jackson Walker, LLP, 2323 Ross Ave., Ste. #600, Dallas, TX, explained the specific use permit request, requested a favorable recommendation, and offered to answer questions.

Commission Member Kuykendall asked what type of vehicles would typically enter the facility. Mr. Dahlstrom stated that they mostly would be standard size automobiles and trucks and some panel trucks.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McCall, 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 Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 1, 2015.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Commission Member Smith thanked the Planning Department Staff for the hard work they do.

Mr. Brian Lockley, Director of Planning for the City of McKinney, reminded the Commission that there is a Joint Meeting with City Council scheduled for Monday, November 16, 2015.

There being no further business, Chairman Cox declared the meeting adjourned at 6:35 p.m.

BILL COX
Chairman