

PLANNING AND ZONING COMMISSION

DECEMBER 12, 2017

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building, 222 N. Tennessee Street, McKinney, Texas on Tuesday, December 12, 2017 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Deanna Kuykendall, Cam McCall, Pamela Smith, and Eric Zepp

Commission Members Absent: Janet Cobbel and Mark McReynolds - Alternate

Staff Present: City Secretary Sandy Hart; Director of Planning Brian Lockley; Planning Manager Samantha Pickett; Facilities Construction Manager Patricia Jackson; Planners Danielle Quintanilla, Melissa Spriegel, and David Soto; and Administrative Assistant Terri Ramey

There were eight guests present.

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

The Commission unanimously approved the motion by Commission Member McCall, seconded by Chairman Cox, to approve the following two Consent items, with a vote of 6-0-0.

**17-1200 Minutes of the Planning and Zoning Commission
Regular Meeting of November 28, 2017**

17-274CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1-3, Block A, of Freedom Powersports Addition, Located at the Southeast Corner of U.S. Highway 75 (Central Expressway) and Bloomdale Road

END OF CONSENT

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

17-275Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Allow for Retail, Office, and Multi-family Residential Uses, Located Approximately 200 Feet South of Chisholm Trail and on the East Side of Ridge Road (REQUEST TO BE TABLED)

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the January

9, 2018 Planning and Zoning Commission meeting per the applicant's request. She offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member Kuykendall, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the January 9, 2018 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 6-0-0.

17-0008Z 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 on the Northeast Corner of Alma Road and Eldorado Parkway

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone an approximately 2.42 acre tract of land from "PD" – Planned Development District to "C1" – Neighborhood Commercial District, generally to allow for low intensity commercial uses. Ms. Quintanilla stated that currently the property is zoned for office uses; however, the applicant has stated their intent to develop with the "C1" – Neighborhood Commercial District to allow for low intensity commercial uses that will supplement the existing, surrounding uses. She stated that to the west of the subject property there is single family residential and existing office uses. Ms. Quintanilla stated that to the north of the subject property there is an assisted senior living facility. She stated that to the east is a large medical office complex. Ms. Quintanilla stated that the recently built APEX Center is located to the south of the subject property on Eldorado Parkway. She stated that given that the property is at the intersection of Alma Road and Eldorado Parkway and the existing surrounding land uses, Staff was of the professional opinion that the rezoning request will be compatible for this area. Ms. Quintanilla stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Thomas (Tom) Dudney, 1600 N. Collins Boulevard, Richardson, TX, explained the proposed rezoning request. He stated that he was representing HHD McKinney MV, LLLP commonly known as Herrod Healthcare Development. Mr. Dudney stated that they developed and own the adjacent medical office facility to the east, on Eldorado Parkway. He stated that they originally acquired the entire site as part of their medical office

development. Mr. Dudney stated that they purchased more land than what was needed for this site. He stated that they withheld development of the subject property due to the traffic counts and the arterial nature of the site. Mr. Dudney stated that they were currently marketing the parcel for sale. He stated that based upon interest from the market, they believe that the highest and best use for the site would be a similar, small office development or a neighborhood-serving retail development. Mr. Dudney stated that the rezoning of the property as requested would allow for a low intensity retail use, which they believe would be beneficial for the surrounding community. He offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Zepp, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 16, 2018.

16-216SP3 Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Office and Storage Facility (Public Safety Building), Located Approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed site plan request. She stated that the City of McKinney has constructed a 27,501 square-foot office and storage facility at the existing Public Safety Building site. Ms. Quintanilla stated that this site plan was previously approved and now that the site is constructed, the City is requesting approval of a variance for an alternate screening device to screen the bay door located on the north side of the building from public right-of-way, Community Avenue. She stated that the City is requesting that the alternate screening device consist of fourteen Eastern Red Cedars to be planted along an existing wrought iron fence. Ms. Quintanilla stated that it was Staff's professional opinion that the City has met the intent of the Zoning Ordinance for the screening of the bay door, given that there is an existing wrought iron fence with masonry columns along the property line and the proposed

fourteen Eastern Red Cedars are to be planted along the existing wrought iron fence. She stated that Staff recommends approval of the proposed variance request and offered to answer questions. There were none.

Ms. Patricia Jackson, Facilities Construction Manager for the City of McKinney, stated that the City originally had an existing fence that was going to be removed and replaced with a similar fence. She stated that the City was proposing much more screening by planting 8 – 10-foot tall cedars, instead of the shorter plants that were approved with the current site plan. Ms. Jackson stated that she believed the City intends to plant approximately 23 cedars, instead of the 14 that Ms. Quintanilla mentioned earlier. She stated that the City was trying to screen the entire length of that area of the property. Ms. Jackson stated that it would be a much better screening device for the parking lot and canopy door. She offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing and approve the proposed site plan as conditioned in the Staff Report, with a vote of 6-0-0.

17-259MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 2, Block A, of Homco Addition, Located at the Northwest Corner of Lavon Drive and Industrial Boulevard

Mr. Soto, Planner I for the City of McKinney, explained the proposed minor replat to subdivide an approximately 18.267 acre lot into two lots. He stated that the applicant has met all of the requirements of the Subdivision Ordinance. He stated that Staff recommended approval of the proposed minor replat and offered to answer questions. There were none.

Mr. Bill Perman, Cross Engineering, 131 S. Tennessee Street, McKinney, TX, explained the proposed minor replat. He concurred with the Staff Report 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 Commission Member Zepp, seconded by Vice-Chairman Mantzey, the Commission voted unanimously to close the public hearing and approve the proposed minor replat as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for the proposed minor replat.

17-0001M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Mr. Aaron Bloxham, Planner II for the City of McKinney, explained the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees as required by Chapter 395 of the Texas Local Government Code. He stated that this is required by law to be done every six months. Mr. Bloxham stated that the last report came before the Planning and Zoning Commission on May 23, 2017. He stated that the Planning and Zoning Commission also serves as the Capital Improvements Advisory Committee. Mr. Bloxham stated that the report includes the collection, transfer, and allocation of any roadway and utility impact fees for capital improvement projects. He stated that the Capital Improvements Plan for the Semiannual Report was adopted on November 19, 2013 as part of the 2012-2013 Impact Fee Update. Mr. Bloxham stated that this was not the same as the City's overall Capital Improvements Program. He stated that the end of year Roadway Impact Fee fund activity started out with approximately \$4.9 million, with an increase of approximately \$4.7 million, the City spent approximately \$2.9 million, and the remaining available funds are approximately \$6.7 million. Mr. Bloxham then discussed the Utility Impact Fee fund activity. Mr. Bloxham stated that there was only one Utility Service Area that includes the City limits and Extraterritorial Jurisdiction (ETJ). He stated that the Utility Impact Fees fund started out with approximately \$8.3 million, collected \$3.5 million, spent \$3.3 million, allocated \$4.8 million to future projects, and the remaining available funds are approximately \$3.7 million. Mr. Bloxham briefly discussed some of the active Roadway Impact Fee and Utility Impact Fee projects for this fiscal year. He stated that Staff recommends filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees and offered to answer questions.

Chairman Cox asked for a timeline and details regarding Custer Road, north of U.S. Highway 380 (University Drive). Mr. Bloxham stated that the project was for the expansion of the roadway. He stated that the City was helping with the design phase of the project. Mr. Bloxham stated that the completion time for the design portion of the project is July

2018; however, that could change. He stated that the City of McKinney is partnering with the Texas Department of Transportation (TxDOT), since Custer Road (CR 2478) is a state-owned roadway. Chairman Cox asked what type of road was being proposed. Mr. Bloxham stated that it would be an ultimate six-lane road and would match the portion of the road to the south.

Commission Member Smith asked if the fund balance was for projects not identified. Mr. Bloxham that those funds are available for future projects. Commission Member Smith asked if there was a list of potential projects. Mr. Bloxham stated projects would need to be identified on the Capital Improvements Plan to be eligible for those funds.

Chairman Cox asked Ms. Jennifer Arnold, Planning Manager for the City of McKinney, if she saw areas in the service areas where development was occurring. Ms. Arnold stated that the City was seeing a lot of growth pressures in the Northwest Sector. She stated that Staff anticipates over the next 10 – 15 years to see a big push for projects in Service Areas C and D. Ms. Arnold stated that there is so much development moving northward in that area that there would likely be some more need for added capacity in the planned roadways. Chairman Cox asked for clarification in the eastern boundary of Service Area C. Ms. Arnold stated that it was Lake Forest. Chairman Cox also asked for the northern boundary of Service Area C. Ms. Arnold stated that it is future Laud Howell Parkway or thereabouts.

Chairman Cox asked where Ms. Arnold saw funds being spent in the service areas. Ms. Arnold stated that you could only spend Roadway Impact Fees funds in the service area where they were collected. She stated that it was dependent on the development activity. Ms. Arnold stated that there had been a lot of development in the Regional Employment Center (REC), Service Areas H, I, and a little bit in J. She stated that in the future she saw it moving more north of U.S. Highway 380 (University Drive). Ms. Arnold stated that at in the latter part of 2018 the City will be doing a major update to the Roadway and Utility Impact Fee Ordinances as required by State law and the first implementation of the Comprehensive Plan with the updated Master Thoroughfare Plan being adopted hopefully by the end of next year.

Commission Member Zepp asked if the City was in discussion with the State of Texas about improving State Highway 5 (McDonald Street) in the Downtown McKinney

area. Ms. Arnold said yes. Commission Member Zepp asked where the City would get the funds for it. Ms. Arnold stated that would be a better question for the McKinney's Engineering Department. She offered to research into that question and get back to the Commission. Ms. Arnold stated that Roadway Impact Fee funds could only be used on projects that add capacity to a roadway. She stated that we would not be adding lanes to the section of State Highway 5 (McDonald Street) near Downtown McKinney; therefore, we would not be adding capacity. Ms. Arnold stated that it might not be impact fee eligible; however, there might be some pieces of it that might be eligible. She stated that the partnership that the City has with Texas Department of Transportation (TxDOT) on that portion of roadway was looking primarily at other sources of funding to supplement it.

Vice-Chairman Mantzey asked if anything would be changing considering the recent changes in State law regarding annexations and where we currently have the City boundaries are located. Ms. Arnold stated that Planning and Engineering Staff presented an item to City Council last week to open up the Capital Improvement Program (CIP) to look at opportunities or areas where we may need to modify how the City approaches it. She stated that Staff had not started that process yet. Ms. Arnold stated that Staff would also be looking at the Subdivision Ordinance and Utility Ordinances.

Chairman Cox opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Zepp, seconded by Vice-Chairman Mantzey, to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting of January 16, 2018.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

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

BILL COX
Chairman