

PLANNING AND ZONING COMMISSION

JANUARY 9, 2018

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, January 9, 2018 at 6:00 p.m.

City Council Present: Charlie Philips

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Janet Cobbel, Deanna Kuykendall, Cam McCall, Eric Zepp, and Mark McReynolds – Alternate

Commission Members absent: Pamela Smith

Staff Present: Director of Planning Brian Lockley, Planning Managers Matt Robinson and Samantha Pickett, Planner Danielle Quintanilla, and Administrative Assistant Terri Ramey

There were twelve guests present.

Chairman Cox called the meeting to order at 6:04 p.m. after determining a quorum was present.

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

**18-019 Minutes of the Planning and Zoning Commission
Regular Meeting of December 12, 2017**

**17-034PF Consider/Discuss/Act on a Preliminary-Final Plat for
Lots 1-3, Block A, of Redbud Pump Station Addition,
Located on the South Side Bloomdale Road and on the
East Side of Redbud Boulevard**

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. Samantha Pickett, Planning Manager for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely in order to allow the applicant to continue working through the development regulations. She stated that Staff will re-notice the item prior to an upcoming meeting.

The applicant was not present at the meeting to comment on the proposed rezoning request.

Chairman Cox opened the public hearing and called comments.

Mr. David Geise, 4800 Lasso Lane, McKinney, TX, stated that they moved to McKinney approximately nine years ago. He stated that they live behind the subject property. Mr. Geise expressed concerns over increased congestion on Ridge Road due to recent development in the area. Mr. Geise stated that adding a retail establishment will increase it even more. He expressed concerns about the reduction in the driveway for the daycare center at the corner of Chisholm Trail and Ridge Road. Mr. Geise expressed concerns that the parents dropping off their children would back up onto Ridge Road due to the proposed changes. He stated that the corner of Chisholm Trail and Ridge Road was an Allen Independent School District bus stop. Mr. Geise stated that there could be an increased risk of accidents at this location. He requested that we work with the Allen Independent School District to move the bus stop to another location for the safety of the children.

Mr. Mark Harris, 5904 Chisholm Trail, McKinney, TX, stated that he concurred with Mr. Geise's comments. He expressed concerns about the traffic congestion in on Ridge Road and possible changes to their property values. Mr. Harris expressed safety concerns for the children due to the street being narrow and increased traffic. He stated that they had not met with the developer to discuss what was planned for the subject property. Mr. Harris stated that currently he was in opposition of the request and would like to learn more about what was planned for the proposed development.

On a motion by Commission Member McCall, seconded by Commission Member Zepp, the Commission unanimously voted to close the public hearing and table the proposed rezoning request indefinitely per Staff's recommendation, with a vote of 7-0-0.

17-285SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Office/Warehouse Building (Paradigm Roofing), Located Approximately 480 Feet East of State Highway 5 (McDonald Street) and on the South Side of McKinney Parkway

Ms. Danielle Quintanilla, Planner I for the City of McKinney, briefly explained the proposed site plan variance request. She stated that the applicant is proposing to construct an 11,633 square foot office/warehouse building for Paradigm Roofing. Ms. Quintanilla stated that site plans could typically be approved by Staff; however, the applicant was requesting approval of a variance to allow for a living plant screen to be used to screen the proposed overhead doors from public right-of-way. She stated that the applicant was proposed to use a living plant screen composed of Sweet Viburnum shrubs. Ms. Quintanilla stated that she distributed a color copy photograph, provided by the applicant, for an example of how the screening would appear. She stated that the shrubs would be planted 36" on center and would be 36" tall at the time of planting. Ms. Quintanilla stated that they would grow to 6' in height at maturity. She stated that they were proposed to screen the overhead doors located on the west, east, and south sides of the building from McKinney Parkway and Metro Park Drive. Ms. Quintanilla stated that there were currently vacant lots to the east and west of the subject property. She stated that once those properties were developed they would provide additional screening. Ms. Quintanilla stated that given the location and future development that is likely to occur next to the subject property, Staff was of the professional opinion that the proposed living plant screen will serve as adequate screening for the overhead doors from the public right-of-way. She stated that Staff has no objections to the applicant's request and recommends approval of the proposed site plan and variance request. Ms. Quintanilla offered to answer questions. There were none.

Mr. Bill Perman, Cross Engineering, 131 S. Tennessee Street, McKinney, TX, stated that the tracts of land on each side of the subject property will be developed and the buildings will block screening of the overhead doors. He stated that the owner and architect has worked diligently with Staff in locating these doors in the back of the development to aid in the screening. Mr. Perman stated that the proposed landing on the property would be nice and attractive. 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 Vice-Chairman Mantzey, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to close the public hearing and approve the proposed site plan and associated variance as recommended by Staff, with a vote of 7-0-0.

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

Vice-Chairman Mantzey stepped down on the following item # 17-172SP due to a possible conflict of interest.

17-172SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Parking Garage, Located at the Southeast Corner of Chestnut Street and Herndon Street

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained the proposed site plan request for a parking garage located the southeast corner of Chestnut Street and Herndon Street. He stated that it would be located at the rear of two existing office/retail buildings. Mr. Robinson stated that the proposed parking garage would consist of five floors of parking with a total of 316 parking spaces. He stated that typically site plans were approved by Staff; however, the applicant is requesting several design exceptions which require the Planning and Zoning Commission's approval. Mr. Robinson stated that the first exception requested was to allow a driveway off of a Pedestrian Priority "B" Street (Chestnut Street). He stated that the second design exception requested was to allow frontage along a Pedestrian Priority "B" Street (Chestnut Street) without active commercial uses on the ground floor to a minimum depth of 25'. Mr. Robinson stated that the third design exception requested was to allow for garage facades along Pedestrian Priority "B" Streets to not maintain a traditional facade rhythm of 20' – 30' or multiples thereof. He stated that the fourth design exception requested was to allow for cars and parking garage ramps to not be screened from adjacent streets or buildings. Mr. Robinson stated that given the location and constraints of this site, Staff is recommending approval of the proposed site plan request and design exception as conditioned in the Staff Report. He offered to answer questions.

Alternate Commission Member McReynolds asked what the typically required screening would be for a similar parking garage. Mr. Robinson stated that it would require more screening; however, one of the challenges of a parking garage is that you cannot enclose too much of it without impacting building and fire code requirements. He stated that typically they would not be required to screen as much along the back elevation on a Service Street (Herndon Street). Mr. Robinson stated that more screening would be required along a Pedestrian Priority "B" Street (Chestnut Street). He stated that they typically do a solid masonry wall or some type of mesh screening.

Mr. Chris Blevins, Sanchez and Associates, LLC, 2000 N. McDonald Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments.

Mr. Ronnie Thomason, Thomason Tires, 211 N. McDonald Street, McKinney, TX, stated he really appreciated that City Council decided not to close Herndon Street. He stated that if the parking garage is built he would asked for some consideration on some site plan issues where they need access to and from their property along Chestnut Street to the back of their building. Mr. Thomason asked if the Hunt Street corner, where the fire plug was located, could be enlarged to allow that area to be more accessible. He stated that they have large trucks that will have to come along that way if the parking garage is built as the street will be closed for an indefinite period. Mr. Thomason stated that they would be dependent on Hunt Street a lot during that time.

On a motion by Commission Member Zepp, seconded by Commission Member McCall, the Commission voted to close the public hearing, with a vote of 6-0-1. Vice-Chairman Mantzey abstained.

Commission Member Zepp asked what type of design impact would occur on the parking garage if any of the requested design exceptions were not granted. Mr. Robinson stated that the driveway exception was the most functional point of the site. He stated that having active commercial uses on the ground floor for the first 25' along Chestnut Street would create a detriment to the parking garage impacting the number of spaces that you could utilize and it would really change up the driveway entrance off of Chestnut Street. Mr. Robinson stated that they would need the entrance off of Herndon

Street at that point. He stated Staff felt the facade rhythm was appropriate given the design challenges of the parking garage. Mr. Robinson stated Chestnut Commons was located to the south of the subject property. He stated that potential redevelopment of surrounding sites would also help screen the proposed parking garage. Mr. Robinson stated that Staff was supportive of the design exception requests.

Commission Member Zepp asked if that was the sole entrance to the proposed parking garage. Mr. Robinson said yes.

Alternate Commission Member McReynolds asked if the structures located to the north on Herndon Street were current one-store structure. Mr. Robinson stated that he believed that was correct.

Alternate Commission Member McReynolds expressed some concerns about the lack of screen on the north and east sides of the structure, since it would be a five story structure visible from McDonald Street. He stated that no attempt was made to screen it.

Chairman Cox stated that he appreciated everyone working together to keep Herndon Street open. He stated that was important. Chairman Cox asked what provision had been made when Herndon Street is closed during the construction of the proposed parking garage to allow Thomason Tire to continue to operate. Mr. Robinson stated that the applicant should be able to discuss the construction timeline for the proposed project. He stated that there would be provisions for traffic control while Herndon Street was closed during the construction phase of the proposed parking garage. Mr. Robinson stated that would be determined with a construction documents submitted to the Engineering Department. He stated that City Council has discussed access along Hunt and other provisions; however, he did not know their final determination on these items. Mr. Robinson stated that those concerns could be raised with City Council.

Chairman Cox asked how they could get in front of City Council to address these issues. Mr. Robinson stated that we would not be able to dictate improvements to Hunt Street during the site plan phase. He stated that the Board Members could direct Staff to bring comments forward to City Council to study improvements to Hunt Street.

Chairman Cox stated requested that Staff forward the issue of the fire hydrant located at the southeast corner of Chestnut Street and Hunt Street on to City Council to address. He stated that our goal should be to allow a business to continue operating and not shut them down. Chairman Cox stated that it appears that their truck traffic would come in off of Herndon Street.

Commission Member Zepp concurred with Chairman Cox.

On a motion by Commission Member McCall, seconded by Alternate Commission Member McReynolds, the Commission voted to approve the proposed site plan and design exceptions listed in the Staff Report as recommended by Staff, with a vote of 6-0-1. Vice-Chairman Mantzey abstained.

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

Vice-Chairman Mantzey returned to the meeting.

17-028FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for an Office Building (Independent Bank Headquarters), Located on the Southeast Corner of Henneman Way and Grand Ranch Parkway

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed facade plan appeal. She stated that the applicant was requesting a facade plan appeal for a six-story, 160,000 square-foot office building for Independent Bank Headquarters. Ms. Quintanilla stated that the proposed elevations do not conform to the requirements of the City's Architectural Standards for non-residential uses in non-industrial districts as the applicant has requested to utilize a glass curtain wall system as the primary finishing material of the building on two of the four elevations. She stated that typically facade plans could be approved by Staff; however, the applicant is requesting approval of a facade plan appeal, which must be considered by the Planning and Zoning Commission. Ms. Quintanilla stated that the Architectural Standards within the Zoning Ordinance states that for buildings that are three stories or greater must have at least 25 percent of each elevation covered with a masonry finishing material. She stated that acceptable primary masonry finishing materials are brick, stone, or synthetic stone, including, but not limited to, slate, flagstone, granite, limestone, and marble. Ms. Quintanilla stated that the north and west elevations feature more than the required 25

percent masonry through the use of a cream colored stone veneer. She stated that the south and east elevations proposed to use the glass curtain wall and do not meet the 25 percent masonry requirement. Ms. Quintanilla stated that it was Staff's professional opinion that the applicant is proposing a unique, L-shaped building with interesting angles that provides an innovative modern architectural style that will be visible from the State Highway 121 corridor. She stated that the use of glass is in keeping with this design, and along with the exterior balconies on the upper floors, help to create a modern and innovative design. Ms. Quintanilla stated that Staff recommends approval of the proposed variance request and offered to answer questions. There were none.

Mr. Tom Philippi, SmithGroupJJR, 5910 N. Central Expressway, Dallas, TX, stated that he was a resident of Craig Ranch. He stated that during the visioning session with Independent Bank, they discussed creating an architectural expression that gave the presence of openness to the community, freeway, and Craig Ranch. Mr. Philippi stated that they felt that they had accomplished it with this design. He stated that the glass wall was a way of gaining some transparency and translucency to the architecture, while still respecting the use of a large amount of masonry material on the exterior of the building. Mr. Philippi stated that Independent Bank approved their design with a unanimous vote. He stated that they had gained the confidence of the Craig Ranch Development Group that this would be a positive improvement to the Craig Ranch Corporate Center. Mr. Philippi stated that it would serve as a catalyst for future development in Craig Ranch.

Alternate Commission Member McReynolds stated that it would be nice to see something like the proposed development in McKinney. He stated that the proposed development had beautiful elevations, especially on the south side. Alternate Commission Member McReynolds stated that Craig Ranch would get a different perception of the building depending on what angle you were looking at it. He stated that they did a wonderful job designing it.

Chairman Cox concurred with Alternate Commission Member McReynolds. He stated that it was a commitment that Independent Bank has made to McKinney.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to close the

public hearing and approve the facade plan appeal as recommend by Staff, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for this facade plan appeal.

Vice-Chairman Mantzey stepped down on the following item # 17-178PFR due to a possible conflict of interest.

17-178PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R, 2R, and 3, Block A of the Chestnut Commons Addition, Located at the Northeast Corner of Virginia Street and Chestnut Street

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained the proposed preliminary-final replat. He stated that the applicant was proposing to subdivide two lots into three lots to create an additional lot for the Chestnut Commons Parking Garage that was approved earlier in this meeting. Mr. Robinson stated that the subject plat meets the requirements of the City's Subdivision Ordinance. He stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff Report. Mr. Robinson offered to answer questions. There were none.

Mr. Chris Blevins, Sanchez and Associates, LLC, 2000 N. McDonald Street, McKinney, TX, 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 Cobbel, seconded by Commission Member Zepp, the Commission voted to close the public hearing and approve the preliminary-final replat as recommended by Staff, with a vote of 6-0-1. Vice-Chairman Mantzey abstained.

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

Vice-Chairman Mantzey returned to the meeting.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Commission Member Zepp stated that he would like to see more buildings in McKinney similar to the Independent Bank Headquarters that was presented tonight. He stated that he liked innovated architecture.

Alternate Commission Member McReynolds complemented the City's presentations on the website since they were beautifully and concisely detailed that they were easy to read and understand.

Chairman Cox concurred with Alternate Commission Member McReynolds. He stated that there was an effort from the top down to make things more user friendly. Chairman Cox stated that he appreciated City Staff.

There being no further business, Chairman Cox declared the meeting adjourned at 6:50 p.m.

BILL COX
Chairman