

PLANNING AND ZONING COMMISSION

JUNE 12, 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, June 12, 2018 at 6:00 p.m.

City Council Present: Charlie Philips

Commission Members Present: Vice-Chairman Brian Mantzey, Janet Cobbel, Deanna Kuykendall, Cam McCall, Mark McReynolds, Pamela Smith, and Rick Franklin - Alternate

Commission Member Absent: Chairman Bill Cox

Staff Present: Director of Planning Brian Lockley; Planning Manager Samantha Pickett; Planners Danielle Quintanilla, Melissa Spriegel, David Soto, and Rhys Wilson; and Administrative Assistant Terri Ramey

There were approximately 12 guests present.

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

Alternate Commission Member Franklin stepped down on the Consent items due to a possible conflict of interest. Vice-Chairman Mantzey stated that item # 18-0099PF would be pulled from the Consent agenda to be considered separately. The Commission unanimously approved the motion by Commission Member McReynolds, seconded by Commission Member McCall, to remove item # 18-0099PF from the Consent agenda and approve the following six Consent items, with a vote of 6-0-1. Alternate Commission Member Franklin abstained.

18-495 Minutes of the Planning and Zoning Commission Regular Meeting of May 22, 2018

18-0130CVP Consider/Discuss/Act on a Conveyance Plat for Lots 2R, 6R and 7R, Block B, of Parkside at Craig Ranch Addition, Located on the Northwest Corner of Alma Road and State Highway 121 (Sam Rayburn Tollway)

18-0120CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of Parcel 813A - Phase II Addition, Located Approximately 240 Feet East on Custer Road and on the South Side of Eldorado Parkway.

18-0127PF Consider/Discuss/Act on a Preliminary-Final Plat for 1,460 Single Family Residential Lots, 38 Common Areas, and 1 Commercial Lot (Honey Creek 313), Located on the Northwest Corner of Future Weston Road (FM 543) and County Road 229

17-0030PF Consider/Discuss/Act on a Preliminary-Final Plat for 537 Single Family Residential Lots and 20 Common Areas (Trinity Falls Planning Unit 3 Phase 5), Located on the East Side of County Road 281 and Approximately 3,500 Feet North of Trinity Falls Parkway

17-0003PF Consider/Discuss/Act on a Preliminary-Final Plat for 84 Single Family Residential Lots and 5 Common Areas (The Highlands at Westridge Phase 10), Located on the North Side of Virginia Parkway and on the East Side of Coit Road

END OF CONSENT

Alternate Commission Member Franklin returned to the meeting.

Vice-Chairman Mantzey continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

18-0099PF Consider/Discuss/Act on a Preliminary-Final Plat for 57 Single Family Residential Lots and 3 Common Areas (Tucker Hill Phase 5), Located Approximately 2,300 North of U.S. Highway 380 (University Drive) and on the West Side of Tremont Boulevard. Ms. Melissa Spriegel, Planner I for the City of McKinney, explained that Staff recommends that the item be tabled to the June 26, 2018 Planning and Zoning Commission meeting per the applicant's request. She offered to answer questions. There were none. On a motion by Commission Member Kuykendall, seconded by Alternate Commission Member Franklin, the Commission

voted unanimously to table the proposed rezoning request to the June 26, 2018 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

18-0040Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District, "RG-18" - General Residence District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow Commercial and Multi-Family Residential Uses (Millennium Place), Located Approximately 830 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 (University Drive) (REQUEST TO BE TABLED). Ms. Melissa Spriegel, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request. She offered to answer questions. Commission Member McReynolds asked if this would be public housing development. Ms. Spriegel stated that it was not public housing to Staff's knowledge; however, would be multi-family. Commission Member Smith asked why the item was being requested to be tabled. Ms. Spiegel stated that the applicant requested to rework some of the regulations within the "PD" – Planned Development District regulations and Staff is reviewing the revisions. Vice-Chairman Mantzey asked if this item would be re-noticed for a future meeting, since Staff is requesting that the public hearing be closed. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that was correct. Vice-Chairman Mantzey opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, 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.

18-0052F2 Conduct a Public Hearing to Consider/Discuss/Act on a Facade Appeal for a Retail Building (380 and Ridge Retail Building), Located Approximately 300 Feet East of Ridge Rd and on the South Side of U.S. Highway 380 (University Drive). Ms. Melissa Spriegel, 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 an approximately 8,026 square foot retail building. Ms. Spriegel stated that the applicant requested the following variances to the facade plan: To waive the offset requirement for two offsets on the west elevation and to utilize metal as a primary finishing material on the north elevation. She stated that the applicant is proposing one offset on the west elevation and in addition to providing visual interest via roofline changes, mixed materials, and horizontal projections. Ms. Spriegel stated that Staff has no objections to this request. She stated that the applicant is proposing 72% architecturally-finished metal on the north elevation. Ms. Spriegel stated that in the letter of intent, the applicant indicates that metal will aid in creating the desired contemporary design style of the building. She stated that the applicant has used masonry as the secondary material on the north elevation, and as the primary building material on all other elevations of the building. Ms. Spriegel stated that Staff has no objections to this request. She offered to answer questions. There were none. Mr. Kevin Dingman, 8446 Winged Foot Drive, Frisco, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked why they were requesting a facade plan appeal for the bump-out on the west side. Mr. Dingman stated that he did not feel that they had any wall plane longer than 50 feet. He felt that with the visual interests and screening panels that they were breaking up the facade enough to meet the intent of the City's requirement. Vice-Chairman Mantzey opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith,

seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and approve the facade plan appeal as recommended by Staff, with a vote of 7-0-0. Commission Member McReynolds stated that he likes when an architect does a different type of structure and that the City has a mechanism that allows a bit of free movement with design. He stated that we are starting to see an influx of difference designs that he does not see in a whole lot of other suburban areas around here. Commission Member McReynolds stated that it is refreshing to see something different such as this. He congratulated Mr. Dingman.

18-0041SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Automotive Sales Facility (Texas Source Auto), Located Approximately 185 Feet North of Elm Street and on the West Side of South McDonald Street (REQUEST TO BE TABLED). Mr. David Soto, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the June 26, 2018 Planning and Zoning Commission meeting per the applicant's request. He offered to answer questions. There were none. Vice-Chairman Mantzey opened the public hearing and called for comments. There being none, on a motion by Alternate Commission Member Franklin, seconded by Commission Member McCall, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the June 26, 2018 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

18-0049SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Medical Office Building (Lake Forest Medical), Located Approximately 445 Feet South of Highlands Drive and on the East Side of Lake Forest Drive. Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed site plan request. She stated that the applicant is proposing to construct an approximately 4,100 square foot

medical office building. Ms. Quintanilla stated that site plans could typically be approved by Staff; however, the applicant is requesting approval of an alternate screening device, consisting of Eastern Red Cedars, to screen the proposed medical office building from the adjacent residential uses located east of the subject property. She stated that the Eastern Red Cedars will be situated within the 10-foot landscaping buffer and between the required canopy trees. Ms. Quintanilla stated that given the location of the property line within the existing 100-foot drainage easement and the difficulty of constructing a wall within the erosion hazard setback, it is Staff's professional opinion that the proposed alternate screening device will meet the intent of the screening requirements of the Zoning Ordinance. She stated that Staff recommends approval of the proposed site plan and offered to answer questions. Commission Member McCall asked if there would be a wall used for screening and they were just adding additional trees. Ms. Quintanilla said no, there is no wall. She stated that the applicant is requesting to utilize Eastern Red Cedar trees as an alternate screening device. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that this would be consistent with the two sites to the north. Mr. Kelly Gomez, KRG Civil Engineers, 2150 S. Central Expressway, McKinney, TX, explained the proposed site plan request. He stated that they liked that the proposed trees could be maintained over a long period of time. Mr. Gomez offered to answer questions. There were none. Vice-Chairman Mantzey 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 unanimously voted to close the public hearing and approve the proposed site plan as conditioned in the Staff Report, with a vote of 7-0-0.

18-0046SP Conduct a Public Hearing to Consider/Discuss/Act on a Site plan for a Restaurant (McKinney Wheelhouse), Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard. Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed site plan request. She stated that the applicant is proposing to construct a 5,729 square foot restaurant (McKinney Wheelhouse). Ms. Spriegel stated that the applicant requested the following variances to the site plan: To orient the overhead doors towards public right-of-way and to utilize an alternate screening device to screen the overhead doors. She stated that the applicant proposes four overhead glass doors, as opposed to standard metal overhead doors. Ms. Spriegel stated that this is to create a visual connection between the interior of the restaurant and the exterior patio. She stated that the overhead doors are proposed to be approximately 150 feet away from the public right-of-way and will be partially obscured by the patio extending approximately 40 feet out from the overhead doors. Ms. Spriegel stated that given the distance from the right-of-way and the screening provided by the patio, Staff has no objections to the proposed variance request. She stated that the applicant is also requesting an alternate screening device to screen the four overhead doors. Ms. Spriegel stated that in lieu of a solid screen wall extending the full length of the front of the property, the applicant has proposed three floating walls within the patio area and additional landscaping, composed of Red Chinese Fringe Flower shrubs, on the north side of the patio. She stated that, additionally, the required street trees within the landscape buffer have been proposed to be clustered in the area in front of the overhead doors. Ms. Spriegel stated that the proposed features, along with the activity of the patio, will help to provide screening of the overhead doors. She stated that Staff has no objection to the proposed request and offered to answer questions. There were none. Mr. Mike MacGregor, 2001 Ross Avenue, Dallas, TX,

briefly explained the proposed site plan request. He stated that the proposed overhead doors are not your typical roller garage doors. Mr. MacGregor stated that they are premanufactured, custom steel and glass doors that rotate up using hydraulics and slide back so that the wall will bisect them in their open position. He stated that they are proposing three screening walls and a large framing element on the north side of the patio to obscure the overhead doors from the right-of-way. Mr. MacGregor offered to answer questions. There were none. Vice-Chairman Mantzey opened the public hearing and called for comments. There being none, on a motion by Commission Member McReynolds, seconded by Alternant Commission Member Franklin, 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 7-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Ms. Samantha Pickett, Planning Manager for the City of McKinney, announced that Rhys Wilson had been promoted to Planner I.

There being no further business, Vice-Chairman Mantzey declared the meeting adjourned at 6:26 p.m.

Brian Mantzey
Vice-Chairman