

PLANNING AND ZONING COMMISSION

OCTOBER 23, 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, October 23, 2018 at 6:00 p.m.

City Council Present: Mayor George C. Fuller, Chuck Branch, and Charlie Philips

Commission Members Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Deanna Kuykendall, Cam McCall, Pamela Smith, and Rick Franklin - Alternate

Commission Member Absent: Christopher Haeckler

Staff Present: City Secretary Empress Drane; Interim Director of Planning Jennifer Arnold, Planning Manager Samantha Pickett; Planners David Soto, Rhys Wilson, and Kaitlin Gibbon; Senior Planning Technicians Karen McCutcheon and Pamela Jeffrey; and Administrative Assistant Terri Ramey

There were approximately fifteen 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 Doak, seconded by Commission Member McCall, to approve the following Consent item.

18-906 Minutes of the Planning and Zoning Commission Regular Meeting of October 9, 2018.

END OF CONSENT

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

18-0086Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the Northeast Corner of Couch Drive and FM 543 (Harry McKillop Boulevard). Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone the property to "LI" – Light Industrial District, generally for industrial uses. He stated that

within the past several years there has been a desire to maintain and grow the City's industrial base within this sector near the airport. Mr. Soto stated that given that area's designation for industrial uses, as well as the newly constructed FM 543 (Harry McKillop Boulevard) providing increased access to the area, the subject property is well positioned for industrial uses. He stated that the proposed request should complement the surrounding properties currently planned or zoned for similar industrial uses, and should help establish the area as a strong employment area. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Mr. Nick Gruy, 3730 FM 1960 W, Houston, TX, stated that they plan to build four buildings for light industrial and office uses. He showed the Commission Members some renderings. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the December 4, 2018 City Council meeting.

- 18-0113Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District Located on the North Side of U.S. Highway 380 (University Drive) and on the West Side of County Road 856 (Lakefront Road). Mr. Rhys Wilson, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone the property from "AG" – Agricultural District to "C2" – Local Commercial District. Mr. Wilson stated that there had been four recent rezonings to the west of the

subject property with similar “C2” - Local Commercial District zoning. He stated that the applicant has shown a reasonable timeframe. Mr. Wilson stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey stated that the property to the west of the subject property had filed restrictions to have a 6-foot wall, 2-foot berm, planting rows of evergreens towards the back of the property, and had restricted a number of uses that were allowed within the “C2” – Local Commercial District. He asked if this applicant is planning to file similar restrictions. Ms. Samantha Pickett, AICP, Planning Manager for the City of McKinney, stated that those are deed restrictions and not “PD” – Planned Development District regulations; therefore, those agreements would not involve the City. Vice-Chairman Mantzey asked if Staff weighs between “C1” - Neighborhood Commercial District or “C2” – Local Commercial District zoning when an applicant makes an application and the subject property is adjacent to residential properties. Mr. Wilson stated that Staff would consider the request first and also consider the intensity of the proposed use. He stated that the applicant wanted a “C2” – Local Commercial District and Staff deemed that as a reasonable request. Mr. Alan Hashem, 6000 Mendota Drive, Plano, TX, stated that currently there are no development plans for the property. He stated that they were trying to rezone it to match the surrounding properties along U.S. Highway 380 (University Drive). Vice-Chairman Mantzey asked Mr. Hashem if he had any discussions with the residential neighbors in the area. Mr. Hashem said yes, regarding the deed restrictions and screening. Vice-Chairman Mantzey asked if it was the same deed restrictions as the other property. Mr. Hashem said yes. 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 unanimously voted to close the public hearing and

recommend approval of the proposed rezoning request. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the December 4, 2018 City Council meeting.

18-0104Z 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 Modify the Development Standards, Located at the Southwest Corner of Van Tuyl Parkway and Alma Road. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to modify the development standards for the future phase of Parkside at Craig Ranch. Mr. Soto stated that the proposed development regulations and land plans for this subject property are contained within the green pattern book. He stated that this pattern book contains a series of a total of five parcels and a large centralized open space. Mr. Soto stated that the applicant is proposing two changes within the pattern book. He stated that the first request is to decrease the minimum density for Parcel D from 35 units per acre to 22 units per acre. Mr. Soto stated that while the proposed minimum density for Parcel D would decrease, the overall density for the entire Parkside development will remain above 25 dwelling units per acre. He stated that Staff has no objections to this request. Mr. Soto stated that the second request is to remove the requirement for the first floor residential fronting on Van Tuyl Parkway be designed and constructed to permit commercial uses. He stated that since the higher density and mixed use developments were trending south towards State Highway 121 (Sam Rayburn Tollway), the applicant is requesting to remove the commercial design requirements for the buildings facing north along Van Tuyl Parkway. Mr. Soto stated that Staff understands this change is development patterns and the transition to the uses to the north, and has

no objections to this request. He stated that while slight modifications to the pattern book for the remaining phase are being proposed, Staff is of the opinion that the intent of the pattern book and the character prescribed for the overall development in the pattern book is being preserved. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the proposed rezoning request. He stated that this is the final phase of the Parkside Development at Craig Ranch. Mr. Roeder stated that his client was responding to the current market trend. He stated that they are proposed two changes to the regulations contained in the pattern book. Mr. Roeder stated that the previous Parkside phases had approximately 50 or more units per acre; therefore, reducing the density for this phase will not affect the overall density of the whole development. He stated that they originally thought there would be high-rise development surrounding the subject property. Mr. Roeder stated that today is there low-rise development in the area; therefore, there is not the daytime population to support commercial uses on the ground floor in this phase of Parkside. He stated that they believe the simplest thing to do is remove that requirement. Mr. Roeder stated that the character of the entire development remains unchanged. He requested a favorable recommendation and offered to answer questions. Commission Member Smith stated that she was pleased to see the reduction in density on this property. 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 unanimously voted to close the public hearing and recommend the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and

Zoning Commission would be forwarded to the December 4, 2018 City Council meeting.

18-0017SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Personal Service Use (Chess Academy), Located at the Southeast Corner of Collin McKinney Road and Piper Glen Road. Mr. Rhys Wilson, Planner I for the City of McKinney, explained the proposed specific use permit request (SUP). He stated that the applicant is requesting approval of a specific use permit (SUP) to allow for a personal service use, a Chess Academy, within a “SO” – Suburban Office District. Mr. Wilson stated that the overall office complex is primarily for professional office uses. He stated that Staff recommends approval of the proposed specific use permit request (SUP) and offered to answer questions. There were none. Mr. Alex Lestock, Southern Hills Office Park II, LLC, 1901 N. Akard, Dallas, TX, stated that there is a potential of 66 units across 18 buildings in the overall development. He stated that this would be one unit of the total 66 units. Mr. Lestock stated that they believe that the proposed use would fit in with the other professional office uses. He stated that there should not be any parking requirements issues. Mr. Lestock stated that having a Chess Academy would be an asset to the community. Commission Member Smith asked if there were other Chess Academy’s in the area. Mr. Lestock said yes, the applicant has another one located in Frisco. 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 Franklin, the Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit request (SUP). Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the December 4, 2018 City Council meeting.

18-0111Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "LI" - Light Industrial District, Approximately 150 feet south of Tower Lane and Approximately 130 Feet East of College Street. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting from "RS 60" – Single Family Residence District to "LI" – Light Industrial District. Mr. Soto stated that the property is currently zoned for single family residential uses; however, the subject property and the site to the north has operated in the past as a contracting yard. He stated that in 2016 the applicant received approval to rezone the property to the north to "LI" - Light Industrial District. Mr. Soto stated that now the applicant is requesting to rezone the subject property to "LI" – Light Industrial District to be consistent with the property to the north. He stated that it is Staff's professional opinion that the uses permitted by right in the proposed zoning district would be compatible with existing industrial uses. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Dwayne Zinn, Cross Engineering, 131 S. Tennessee Street, McKinney, TX, briefly explained the proposed rezoning request. He stated that the owner wants to use the existing building on the subject property for the same purpose that it has been used for some time. Mr. Zinn stated that the building has been used for storage of roofing materials. He stated that the owner has some possible future plans to add some parking. Mr. Zinn stated that there is floodplain running through the southern portion of the property. He offered to answer questions. Commission Member Doak asked for clarification on whether the property would be used for light manufacturing or storage. Mr. Zinn stated that it would be for the storage for the metal roofing materials used in the owner's business. He stated that there could be some fabrication of the thin metal pieces for

specific jobs. Chairman Cox asked if the fabrication of the metal would take place inside or outside. Mr. Zinn stated that it would be inside the existing building. Chairman Cox asked about the possible noise level of the metal fabrication, since there are some single family homes nearby. Mr. Zinn stated that there should be very little noise created in the bending of the thin metal used for flashing on roofing. He stated that they could have some hydraulic presses for thicker materials; however, most of it should be the thin metal. Commission Member Smith asked if the facility operated during normal business hours. Mr. Zinn stated that the facility does not currently operate. He stated that it simply used for storage. Mr. Zinn stated that there is some work that needs to be done to the existing building to bring it up to Fire codes before the owner can do any fabrication in there. He stated that it would be operated during normal business hours. Chairman Cox asked if there was going to be any screening with the single family residents to the west. Mr. Zinn said yes. He stated that the owner plans to bring it up to City Codes when he applies for a Certificate of Occupancy (CO). 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 recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the December 4, 2018 City Council meeting.

18-0077SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Automotive Repair Facility (Jiffy Lube McKinney), Located at the Northwest Corner of U.S. Highway 380 (University Drive) and Skyline Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed site plan and variance request. He stated that the applicant is proposing to construct a 4,251 square foot automotive repair facility (Jiffy

Lube McKinney). He stated that typically site plans can be approved by Staff; however, the governing zoning ordinance, "PD" – Planned Development District Ordinance No. 1371, requires that the site plan be reviewed and approved by the Planning and Zoning Commission and City Council. Mr. Soto stated that the applicant is also requesting a variance to allow four overhead bay doors to be oriented toward Skyline Drive. He stated that per the City's requirements, overhead doors in any retail district or retail PD district shall be oriented away from the street frontage. Mr. Soto stated that the overhead doors will be approximately 95 feet away from public right-of-way, Skyline Drive, and will be obscured by a 6-foot tall wrought iron fence with masonry columns and living shrubs. He stated that given the constraints of the site, with frontage on two rights-of-way, the overhead doors would be oriented toward right-of-way wherever the building is placed on the site. Mr. Soto stated that the overhead doors were oriented towards the right-of-way with less traffic and there will be screening for the overhead doors. He stated that Staff has no objections to the proposed variance request and offered to answer questions. Commission Member Smith asked if Staff was recommending approval of this request due to the proposed screening. Mr. Soto state that since the applicant oriented the overhead doors towards the right-of-way with less traffic and they would be providing screening that Staff was okay with the variance request. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; briefly explained the proposed site plan and variance request. He stated that it is a challenging site. Mr. Roeder stated that they had agreed to orient the building with the bay doors having an east-west configuration facing Skyline Drive. He stated that they were proposing a significant amount of screening on the site. Mr. Roeder stated that the property immediately to the west is the new drive-thru tunnel carwash. He stated that Jiffy Lube was a well operated franchise.

Mr. Roeder stated that this would not be a heavy automotive use and there would be nothing left overnight. 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 Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and recommend approval of the proposed site plan and variance request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the November 6, 2018 City Council meeting.

18-0011M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Appendix B-2 (Regional Employment Center - Overlay Urban Design Standards), and Appendix F-4 (Schedule of Uses), of the Code of Ordinances. Ms. Samantha Pickett, ACIP, Planning Manager for the City of McKinney, explained the proposed amendments. She stated that during the last Zoning Ordinance amendments, City Council elected to separate the automotive-related uses from the residential uses in non-residential districts for consideration at a later time. Ms. Pickett stated that following that Staff presented further analysis at a City Council Work Session in September. She stated that Staff was tasked with moving forward with a potential specific use permit option. Ms. Pickett stated that the proposed option would require a specific use permit for all automotive-related uses in the older zoning districts, including "BG" – General Business District, "C" – Planned Center District, "BC" – Commercial Business District, "ML" – Light Manufacturing District, and "MH" – Heavy Manufacturing District, and the "REC" – Regional employment Center Overlay District. She stated that this would bring these districts into closer alignment with the newer districts that were adopted in 2014. Ms. Pickett stated that prior to this Planning and Zoning Commission

meeting, Staff published a memorandum regarding the proposed changes that was e-mailed to the City's applicant database and was posted on the City's website. She stated that additional Staff advertised and hosted an open house on October 10th. Ms. Pickett stated that all of the feedback received by Staff has been included in this meeting packet. She reiterated that the proposed amendments were proposed to create consistency among all of the districts. Ms. Pickett stated that Staff recommends approval of the proposed ordinance amendments 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 Kuykendall, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend the proposed amendments as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the November 6, 2018 City Council meeting.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Commission Member Smith asked if Staff plans to hold both Planning and Zoning Commission meetings in November. Ms. Samantha Pickett, AICP, Planning Manager for the City of McKinney, stated that Staff is planning on holding both meetings at this time. She stated that Staff will e-mail the Commission Members to verify that there will be a quorum present for the second meeting in November.

Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:40 p.m.

BILL COX
Chairman