

PLANNING AND ZONING COMMISSION

FEBRUARY 12, 2019

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, February 12, 2019 at 6:00 p.m.

City Council Present: Charlie Philips

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Cam McCall, and Rick Franklin - Alternate

Commission Members Absent: Deanna Kuykendall

Staff Present: Planning Manager Samantha Pickett; Planners Derrick Rhys Wilson, Kaitlin Gibbon, and Joe Moss; Arborist Adam Engelskirchen; and Administrative Assistant Terri Ramey

There were approximately 10 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 Franklin, seconded by Commission Member McCall, to approve the following three Consent items, with a vote of 6-0-0.

19-0101 Minutes of the Planning and Zoning Commission Regular Meeting of January 22, 2019.

18-0288PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R, 2R, 3R & 4R, Block A, of the Bogard Addition, Located Approximately 690 Feet West of State Highway 5 (McDonald Street) and on the South Side of Eldorado Parkway.

18-0083SP Consider/Discuss/Act on a Site Plan for a Retail and Restaurant Building, Located on the North East Corner of Stonebridge Drive and Plainfield Drive.

END OF CONSENT

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

18-0152ZZ Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 84" - Single Family Residence District to "SO" Suburban Office District, Located Approximately 160 Feet East of Redbud Boulevard and on the South Side of Hunt Street. Ms. Kaitlin Gibbon, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone the subject property for office uses. Ms. Gibbon stated that Staff has visited the site and provided photographs of the surrounding area in the Staff Report. She stated that Staff feels that the proposed rezoning request will be compatible with the surrounding uses as well as the Comprehensive Plan. Ms. Gibbon stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member McCall asked if the surrounding zoning were residential or business uses. Ms. Gibbon stated that the properties to the left and south are zoned for "C" – Planned Center District. She stated that the zoning for the property to the right is used and zoned for office uses. Ms. Gibbon stated that the property to the north is zoned "RS 84" – Single Family Residence District; however, it is used as a place of worship. Mr. Bruce Geer, Geer Surveying, 1405 Brookside Drive, Allen, 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 Vice-Chairman Mantzey, 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 will be forwarded to the City Council meeting on March 5, 2019.

18-0150SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance for a Site Plan and a Façade Plan Appeal (SRS Headquarters), Located at the Northwest Corner of Alma Road and State Highway 121 (Sam Rayburn

Tollway). Mr. Derrick Rhys Wilson, Planner for the City of McKinney, stated that the applicant is proposing to construct a four-story office building (SRS Headquarters). He stated that the applicant is also seeking a site plan variance for the orientation of a bay door, as well as, a facade plan appeal for the proposed building materials and offset requirements. Mr. Wilson stated that bays in any retail district or retail "PD" – Planned Development District shall be oriented away from the street frontage. He stated that although the proposed bay doors are oriented towards Alma Road, the applicant has provided the required screening. Mr. Wilson pointed out the location of the proposed bay door and briefly discussed the proposed screening. He stated that Staff recommends approval of this variance. Mr. Wilson stated that there is also a facade plan appeal required for this project. He stated that the purpose of the Architectural Standards is to set minimum standards for the appearance of non-residential and multi-family buildings in McKinney. Mr. Wilson stated that the applicant requested the following variances to the facade plan: 1) To utilize concrete tilt panel as a primary finishing material and 2) To waive the offset requirement for all elevations. He stated that this project requires at least 25% masonry (brick, stone, and/or synthetic stone) exterior. Mr. Wilson stated that while the applicant has not proposed any masonry materials, the elevations do feature architecturally finished concrete tilt panel, both stained and board formed, as the primary exterior finishing materials. He stated that proposed concrete tilt panels would contribute to the clean, modern, and innovative design proposed by the applicant. Mr. Wilson stated that the ordinance also requires that at a minimum, each elevation longer than 50' or longer in horizontal length be interrupted by at least two offsets. He stated that while the ordinance calls for horizontal interruptions, the proposed elevations feature recesses, material changes, and overhangs that are in keeping with the intent of the ordinance, while providing visual

interest. Mr. Wilson stated that given the above factors, Staff believes that the proposed design implements the Architectural Standards in a new and innovative way with the use of new materials and architectural features associated with a modern style building. He stated that Staff recommends approval of the proposed elevations and site plan. Mr. Wilson offered to answer questions. Commission Member Haeckler asked if there were other similar facade variances in McKinney. Mr. Wilson said yes. Commission Member Haeckler asked if the concrete tilt wall was therefore not unique to McKinney. Mr. Wilsons stated that it is unique, in the fact that the proposed building does not have any masonry. He stated that there are other buildings in McKinney that have used this stained concrete products. Commission Member Haeckler asked if the other buildings held up well. Mr. Wilson stated that Staff does not have any concerns on how the concrete material will age over time. He stated that Staff was confident that the applicant will provide a quality product. Vice-Chairman Mantzey stated that City Council has shown concerns over development along State Highway 121 (San Rayburn Tollway) with some variances. He asked if the fact that the applicant was not proposing corrugated metal as an exterior finishing material and the applicant was providing some offsets would make it different form the Porsche Dealership development. Mr. Wilson stated that was correct. Mr. Scott Armstrong and Mr. Justin Bashaw, Gensler Architects, 5005 Greenville Ave., Dallas, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if they had used this material on other projects and how is it maintaining. Mr. Bashaw stated that they had done a project in California with the exact finishing material. He stated that project is approximately eight years old and still looks great. Mr. Bashaw stated that they put a cure stain seal on the concrete, which protects the finish. He stated that they are building a project in Coppell, TX, with the exact same material and it was holding up well.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Franklin, the Commission unanimously voted to close the public hearing and approve the proposed site plan and façade plan per Staff's recommendation, with a vote of 6-0-0.

18-0280MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 23A and 23B, Block 9 of the W.J.S. Russell 2nd Addition, Located at Approximately 80 feet South of Gerrish Street and on the East Side of Rockwall Street. Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed minor replat. He stated that the applicant is proposing to replat one lot into two lots, which will be used for residential uses. Mr. Wilson stated that the proposed plat meets the Subdivision Ordinance requirements. He stated that Staff recommends approval of the proposed minor replat and offered to answer questions. Vice-Chairman Mantzey stated that there is an existing house on the subject property. He asked for the setback requirements for the property once subdivided and if the current residential structure would have the proper setbacks. Mr. Wilson stated that both proposed lots will be rezoned to "RS 60" – Single Family Residence District. He stated that there would be 25' front and rear yard setbacks and there would be 5' side yard setbacks. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that Staff would be verifying that the current structure would comply with the setback requirements. She stated that it would go to the Board of Adjustment if they need some consideration for it. Mr. Todd Hyden, True Eden, LLC, 5308 Junius, Dallas, 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 Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed minor replat

as recommended by Staff, with a vote of 6-0-0.

18-0292MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 6R1, Block A, of the Tour Drive South Addition, Located Approximately 420 Feet North of Collin McKinney Parkway and on the East Side of Custer Road. Ms. Kaitlin Gibbon, Planning for the City of McKinney, explained the proposed minor replat. She stated that the applicant is proposing to replat one lot for development. Ms. Gibbon stated that the applicant has indicated that lots will be used to construct a medical office building. She stated that the applicant has met all of the requirements of the Subdivision Ordinance regulations. Ms. Gibbon stated that Staff recommends approval of the proposed minor replat and offered to answer questions. There were none. Mr. Jonathan Hake, Cross Engineering, 131 S. Tennessee Street, McKinney, TX, stated that they hope to start construction in the next couple of weeks. He stated that he concurred with the Staff Report and offered to answer questions. Chairman Cox stated that he noticed that there appeared to be a lot of easements on the replat drawing. Mr. Hake stated that there are shared access with the property to the north that ties in with the property to the south. He stated that there is a water line that splits the two properties and then ties into an existing water line located on the east side of the property. Mr. Hake stated that drainage also goes back to the east side of the property. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and approve the proposed minor replat as recommended by Staff, with a vote of 6-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Ms. Samantha Pickett, Planning Manager for the City of McKinney, introduced the two new Planning Department employees: Current Planner Joe Moss and Arborist Adam Engelskirchen.

Chairman Cox and Commission Member McCall thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:25 p.m.

BILL COX
Chairman