

## PLANNING AND ZONING COMMISSION

APRIL 28, 2020

The Planning and Zoning Commission of the City of McKinney met from various remote locations via teleconference on Tuesday, April 28, 2020 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, Bry Taylor, and Scott Woodruff – Alternate (didn't participate)

Staff Present: Assistant City Manager Kim Flom, Director of Planning Jennifer Arnold, Planner II Danielle Mathews, Planner Joseph Moss, and Administrative Assistant Terri Ramey

There were approximately five guests that called in to the Zoom meeting.

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

Chairman Cox Called for public comments on non-public hearing agenda items. There were none.

The Commission unanimously approved the motion by Commission Member Doak, seconded by Commission Member Haeckler, to approve the following Consent item, with a vote of 7-0-0.

**20-0334** Minutes of the Planning and Zoning Commission Regular Meeting of March 10, 2020.

END OF CONSENT AGENDA

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

**20-001SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automobile Storage (Tomes Texas Star), Located Approximately 725 Feet West of Wattleway Way and on the South Side of Industrial Boulevard. Ms. Danielle Mathews, Planner II for the City of McKinney, explained the proposed specific use permit request, the current zoning on the property, and the zonings of surrounding properties. She stated that the applicant was requesting a specific use

permit to allow for automotive storage on the undeveloped portion of the property. Ms. Mathews stated that the applicant proposes to screen the storage area with an 8' wrought iron fence that incorporates masonry columns and landscaping. She stated that Staff finds the request compatible with the current development trend along this portion of Industrial Boulevard. Ms. Mathews stated that Staff recommends approval of the proposed specific use permit and offered to answer questions. Commission Member Haeckler asked about the transition from a chain link fence mentioned in the Staff Report. Ms. Mathews stated that the intent was to screen from Industrial Boulevard right-of-way. She stated that the chain link would be allowed along the portion of the property. Commission Member Haeckler asked if there would be any restrictions on allowing the applicant to install canopies to cover the automobiles at a future time on the property. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that a carport was considered a structure and would be subject to review from the City's Building and Inspection staff; however, are not necessarily subject to the use regulations within the City's Zoning Ordinance. Vice-Chairman Mantzey asked about the lighting guidelines since there is nearby residential to the south. Ms. Mathews stated that would be reviewed during the site plan process. Mr. Bill Perman, JP Engineering, 700 S. Central Expressway, 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 on this request. 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 recommend approval of the proposed special use permit as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May

19, 2020.

**19-0011SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Garage, Auto Repair Facility (Valvoline Oil Change), Located on the West Side of Hardin Boulevard and Approximately 350 Feet North of University Drive (U.S. Highway 380). Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed specific use permit request and the current zoning on the property. He stated that much of the surrounding property was undeveloped, with the exception of an O'Reilly Auto Parts. Mr. Moss stated that there are other commercial zonings surrounding this location. He stated that the facility would feature three service bays and they were proposing a living screen for screen from the street and neighboring commercial property. Mr. Moss stated that, due to the location and surrounding commercial development, the intensity of the zoning and the use would be an appropriate location for such a service. He stated that Staff recommends approval of the proposed special use permit request and offered to answer questions. There were none. Mr. Richard Gallegos, Valvoline, Inc., 100 Valvoline Way, Lexington, KY, briefly explained the proposed specific use permit request and the proposed use. He stated that this site is similar to a previous site that was approved in June 2019. Mr. Gallegos stated that they are proposing a 36" (at time of planting) living screen to help block the view of the bay doors from the right-of-way. 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 Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 19, 2020.

**20-0026Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing District and "PD" Planned Development District to "LI" - Light Industrial District, Located Approximately 1,200 Feet West of Airport Drive and on the South Side of Harry McKillop Boulevard. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the current property is undeveloped. Mr. Moss stated that to the north is a Waste Management facility. He stated that other surrounding parcels were currently undeveloped. Mr. Moss stated that the subject property was currently divided into two tracks of land and explained the current zoning for each. He stated that Staff felt the proposed zoning would advance the district's intent, identity, and brand; therefore, Staff was recommending approval of the proposed rezoning request. He offered to answer questions. Commission Haeckler asked if they took the route of U.S. Highway 380 into consideration. Mr. Moss stated yes and that Staff does not currently know where the major intersection would be located once Spur 399 eventually extends through this area; however, Staff does not believe that a major intersection will be at the proposed site. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff has a preferred Spur 399 alignment coming out of the feasibility study with TxDOT (Texas Department of Transportation) and that there would still be some maneuverability on the location based upon the environmental study that will be completed over the next couple of years. She stated that the new Spur 399 extension would create a new major intersection and would downplay the Harry McKillop Boulevard and Airport Drive intersection. Ms. Arnold stated that Planning Staff was monitoring it in terms of how it would affect the Comprehensive Plan. She stated that an update to the Comprehensive Plan and land use maps would be completed once Staff knows the official location of the Spur 399 alignment. Mr. Matt Bukin, Texas Land & Building Company, 1114

Stratford Dr., Richardson, TX, briefly explained the proposed rezoning request 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 Doak, 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 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 19, 2020.

**20-0002M** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-132 (Fences, Walls, and Screening Requirements) and Section 146-139 (Architectural and Site Standards) of the Code of Ordinances. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, explained the proposed ordinance amendments pertaining to heating and air conditioning and mechanical equipment screening. She stated that Staff recommends moving this standard from Section 146-139 (Architectural and Site Standards) and placing it in Section 146-132 (Fences, Walls, and Screening Requirements) of the Code of Ordinances and then modifying the requirement. Ms. Arnold stated that the type of screening that could be used would be more liberal with the proposed modifications. She stated that the proposed amendment would also revise the height requirement to be the same height of the equipment being screened. Ms. Arnold explained that Staff was also recommending additional language be added to the ordinance to address screening of vertical window air conditioning and heating units. She stated that they were also proposing to add the word “fully” to enclosure requirements for trash and refuse containers. Ms. Arnold stated that currently the ordinance requires a minimum 7’ enclosure. She stated that there were some trash receptacles that are up to 8’ tall. Ms. Arnold stated that by adding the

word “fully” to the ordinance, it would ensure that the enclosure be constructed to fully screen the receptacle inside of it. 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 Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed ordinance amendments as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 19, 2020.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

On a motion by Commission Member Taylor, seconded by Commission Member Haeckler, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:49 p.m.

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BILL COX  
Chairman