

## **PLANNING AND ZONING COMMISSION**

**APRIL 12, 2016**

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Tuesday, April 12, 2016 at 6:00 p.m.

Commission Members Present: Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Cameron McCall, Brian Mantzey, Pamela Smith, and Mark McReynolds - Alternate

Commission Members Absent: Chairman Bill Cox

Staff Present: Director of Planning Brian Lockley; Planning Managers Matt Robinson, Jennifer Arnold, and Samantha Pickett; Planners Eleana Galicia, and Aaron Bloxham; and Administrative Assistant Terri Ramey

There were approximately 18 guests present.

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

Vice-Chairman Zepp explained the format and procedures of the meeting, as well as the role of the Commission. He announced that some of the items considered by the Commission on this date would be only heard by the Planning and Zoning Commission and others would be forwarded on to City Council. Vice-Chairman Zepp stated that he would advise the audience if the case will go on to City Council or be heard only by the Planning and Zoning Commission. He stated that guests would need to limit their remarks to three minutes and speak only once. Vice-Chairman Zepp explained that there is a timer located on the podium, and when one minute of the speaker's time is remaining the light will switch to yellow, and when the time is up the light will change to red. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

The Commission unanimously approved the motion by Commission Member McCall, seconded by Alternate Commission Member McReynolds, to approve the following four Consent items with a minor change to the Tree Board minutes, with a vote of 7-0-0.

- 16-374 Minutes of the Planning and Zoning Commission Under Its Authority as the City of McKinney Tree Board Meeting of March 22, 2016**
- 16-375 Minutes of the Planning and Zoning Commission Work Session of March 22, 2016**
- 16-376 Minutes of the Planning and Zoning Commission Regular Meeting of March 22, 2016**
- 15-203PF Consider/Discuss/Act on a Preliminary-Final Plat for 146 Single Family Residential Lots and 8 Common Areas (Watters Branch), Located on the North Side of Collin McKinney Parkway and Approximately 800 Feet East of Alma Road**

**END OF CONSENT**

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

**16-037SP2 Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Westridge Retail, Located on the Northwest Corner of Westridge Boulevard and Independence Parkway**

Mr. Aaron Bloxham, Planning for the City of McKinney, explained the proposed site plan request and requested variances. He stated that Staff distributed a rendering of the proposed loading dock. Mr. Bloxham stated that the applicant was requesting variances for the loading dock and its associated loading spaces to be located 102 feet from single family residential uses, which was an increase of 34 feet from the previous time this request was presented to the Planning and Zoning Commission. He stated that site plans could typically be approved by Staff; however, due to the variance requests it must be considered by the Planning and Zoning Commission. Mr. Bloxham stated that Staff recommends approval of the proposed site plan and variances as conditioned in the Staff report. He offered to answer questions. There were none.

Mr. Michael Westfall, Kimley-Horn and Association, 5720 Genesis Court, Frisco, TX, explained the proposed site plan request and the changes made to the request since it was last presented to the Planning and Zoning Commission. He stated that they met with the homeowners association (HOA) next to this property to discuss the current development plans. Mr. Westfall felt that they made good progress. He stated that they

plan to keep the same mitigation items as previous presented. Mr. Westfall offered to answer questions. There were none.

Vice-Chairman Zepp opened the public hearing and called for comments.

Mr. Chris Okonski, 308 Cherry Spring Dr., McKinney, TX, spoke in favor of the proposed site plan request. He stated that he was the HOA Communications Chairperson for his subdivision. Mr. Okonski stated that the meeting with the homeowners association (HOA) seemed to address the surrounding property owners concerns and he was not aware of anybody being against the request at this time.

On a motion by Commission Member Cobbel, seconded by Commission Member Mantzey, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

On a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission voted unanimously to approve the proposed site plan and associated variances as conditioned in the Staff report, with a vote of 7-0-0.

**16-077PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lot 1, Block A, Lot 1, Block B, and Lot 1, Block C, of the Downtown McKinney Mixed Use Addition, Street "A" Right-of-Way Dedication, and South Chestnut Street Right-of-Way Dedication, Located on the Southeast Corner of Davis Street and Tennessee Street**

Ms. Samantha Pickett, Planning Manager for the City of McKinney, explained the proposed preliminary-final replat. She stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff report and offered to answer questions. There were none.

Mr. Jonathan Hake, Cross Engineering, 131 S. Tennessee St., McKinney, TX, stated that he concurred with the Staff report and offered to answer questions. There were none.

Vice-Chairman Zepp 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 voted unanimously to close the public hearing and approve the proposed preliminary-final replat as conditioned in the Staff report, with a vote of 7-0-0.

Vice-Chairman Zepp stated that the Planning and Zoning Commission was the final approval authority for the proposed preliminary-final replat.

**16-085MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R1 and 9, Block A, of the Bray Central Two Addition, Located Approximately 430 Feet South of Bray Central Drive and on the West Side of Central Circle**

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed minor replat. She stated that Staff recommends approval of the proposed minor replat as conditioned in the Staff report. Ms. Galicia offered to answer questions. There were none.

Mr. Charles Garcia, Freeland and Kauffman, Inc., 209 W. Stone Ave., Greenville, TX, concurred with the Staff report and offered to answer questions. There were none.

Vice-Chairman Zepp 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 voted unanimously to close the public hearing and approve the proposed minor replat as recommended by Staff, with a vote of 7-0-0.

Vice-Chairman Zepp stated that the Planning and Zoning Commission was the final approval authority for the proposed minor replat.

**16-080SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Blount Fine Foods Expansion, Located Approximately 390 Feet South of Wilmeth Road and on the East Side of Redbud Boulevard**

Ms. Eleana Galicia, Planning for the City of McKinney, explained the proposed site plan request. She stated that the applicant was proposing to construct a 24,228 square foot expansion to an existing manufacturing building (Blount Fine Foods). Ms. Galicia stated that the applicant had submitted an associated Facade Plan Appeal (15-080FR) to be considered after this request. She stated that typically site plans could be administratively approved by Staff; however, the governing "PD" – Planned Development Ordinance required the site plan to be approved by the Planning and Zoning Commission and City Council. Ms. Galicia stated that Staff recommends approval of the proposed site plan as conditioned in the Staff report. She offered to answer questions. There were none.

Mr. Andy Bowser, Team Group, 1001 W. Eules Blvd., Eules, TX, concurred with the Staff report and offered to answer questions.

Alternate Commission Member McReynolds asked to clarify that the hatched areas on the proposed site plan was the expansion areas. Mr. Bowser said yes. He stated that on the north there was infill, on the northeast corner there was an expansion to the existing boiler room, and on the southeast corner there was an expansion to the wastewater treatment processing.

Vice-Chairman Zepp opened the public hearing and called for comments.

Ms. Cathy Mueller, 2160 Redbud Blvd., McKinney, TX, asked what materials were planned to be used on the exterior of the expansion and the proposed height of the structure. She stated that the applicant was filling in. Ms. Mueller stated that she thought it was going to be twice as high as the existing structure. She questions how the proposed development might affect the value of her property.

Ms. Galicia stated that the following request being considered was the Facade Plan Appeal for this property. She stated that it would show the proposed elevations and proposed exterior materials for the expansion.

On a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and approve the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.

**16-080FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Blount Fine Foods Expansion, Located Approximately 390 Feet South of Wilmeth Road and on the East Side of Redbud Boulevard**

Ms. Eleana Galicia, Planning for the City of McKinney, explained the proposed facade plan appeal. She stated that the applicant was proposing to construct a 24,228 square foot expansion to an existing manufacturing building (Blount Fine Foods). Ms. Galicia stated that the Facade Plan appeal was being requested due to the proposed architectural elevations corresponding to the building expansion and oriented towards public right-of-way (Redbud Blvd.) do not consist of 100% approved exterior finishing materials. She stated that the applicant had indicated that the west elevation, which was oriented towards public right-of-way (Redbud Blvd.) would consist of a combination of existing concrete tilt-wall (54.3%) and proposed tuff wall insulated metal wall panel (39.1%). Ms. Galicia stated that the applicant had indicated that the proposed tuff wall insulated metal wall panel would resemble a stucco like exterior finish and would more

effectively insulated the refrigerated space being proposed in the new building additions along the northern side of the existing facility. She had samples of the materials to show the Commission. Ms. Galicia stated that typically facade plans could be approved by Staff; however, the applicant was requesting approval of a facade plan appeal which must be considered by the Planning and Zoning Commission. She stated that Staff was recommending approval of the proposed architectural elevations. Ms. Galicia offered to answer questions. There were none.

Ms. Galicia asked Ms. Cathy Muller, 2160 Redbud Blvd., McKinney, TX, if that helped answer Ms. Muller's earlier questions regarding the exterior materials being proposed for this expansion that she asked during the consideration of the associated site plan request (16-080SP). Ms. Muller said yes. Ms. Galicia stated that she would have the applicant confirm.

Mr. Andy Bowser, Team Group, 1001 W. Eules Blvd., Eules, TX, stated that the north side would be 39 feet and then other two additions would be approximately the same height as the existing building. The proposed material were shown to the Commission and Ms. Muller. Commission Member Smith thanked the Mr. Bowser for supplying the materials at the meeting.

Vice-Chairman Zepp opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing and 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.

**16-073Z      Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "PD" - Planned Development District to "GC" - Governmental Complex District, Located Approximately 3,160 Feet North of US Highway 380 (University Drive) and on the East Side of Lake Forest Drive**

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Jonathan Hake, Cross Engineering, 131 S. Tennessee St., McKinney, TX, stated that he concurred with the Staff report and offered to answer questions. There were none.

Vice-Chairman Zepp opened the public hearing and called for comments. There being none, on a motion by Alternate Commission Member McReynolds, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 7-0-0.

Vice-Chairman Zepp stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 3, 2016.

**16-075SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McKinney Fire Station #9, Located Approximately 3,160 Feet North of US Highway 380 (University Drive) and on the East Side of Lake Forest Drive**

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed site plan request for a 15,000 square foot fire station for the City of McKinney (McKinney Fire Station #9). She stated that the applicant was requesting to use a living plant screen composed of Nellie R. Stevens holly 6 feet at the time of planting to screen the heating and air conditioning equipment located on the north and west sides of the building and an alternate screening device consisting of architecturally finished metal and a living screen to screen the generator located on the east side of the building. Ms. Galicia stated that the applicant was also requesting a variance to waive the screening requirement for the apparatus bay doors which are visible from nonresidential properties located to the north and from the view of future public right-of-way (Summit View Drive) to the south. She stated that the required screening would hinder access to the north and south sides of the apparatus bay doors and the necessary circulation for the fire trucks to maneuver within the site. Ms. Galicia stated that Staff recognizes the constraints of the site and agrees that the screening would interfere with the functionality of the site. She stated that Staff recommended approval of the proposed site plan and variance requests as conditioned in the Staff report. She offered to answer questions. There were none.

Mr. Jonathan Hake, Cross Engineering, 131 S. Tennessee St., McKinney, TX, stated that he concurred with the Staff report and offered to answer questions.

Alternate Commission Member McReynolds asked Mr. Hake why they used different graphics on the Proposed Landscape Plan. Mr. Hake stated that was showing the fire lane paving.

Vice-Chairman Zepp opened the public hearing and called for comments.

Mr. Brian Heard, 5000 Summit View Dr., McKinney, TX, spoke in opposition to the site plan request. He expressed concerns regarding traffic flow on Lake Forest, potential street light at Lake Forest and Summit View Dr., noise levels, and lights during the night. Mr. Heard asked when the emergency vehicles would turn on their lights and sirens when responding to an emergency. He gave the example of waiting to turn them on until the vehicles were further down the street. Mr. Heard stated that this area was the far north side of McKinney and Prosper was just across the street. He asked if the fire station could be built on Highway 380 (University Dr.) near the Baylor hospital.

Mr. Brian Lockley, Director of Planning for the City of McKinney, asked if Mr. Heard had concerns or questions regarding the proposed site layout and design. Mr. Heard stated that the proposed site plan was beautiful.

Mr. Lockley asked if Mr. Heard's main concerns were operational issues of the future fire station at this location. Mr. Heard said yes. He expressed concerns regarding operational issues, noise levels, and the value of his property. Mr. Lockley explained that the Planning and Zoning Commission would make a recommendation to City Council regarding the proposed site plan. He stated that City Council would have the final say on this item. Mr. Lockley suggested that Mr. Heard share his contact information with Staff, so that the McKinney Fire Department Staff could contact him and other surrounding property owners prior to the City Council meeting to explain the operational aspect. Mr. Lockley stated that there would also be a public hearing held at the City Council meeting where they could voice their comments and/or concerns.

On a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed site plan and associated variances as conditioned in the Staff report, with a vote of 7-0-0.

Vice-Chairman Zepp stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 3, 2016.



**END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

Mr. Brian Lockley, Director of Planning for the City of McKinney, stated that Ms. Samantha Pickett had been promoted to Planning Manager for the City of McKinney. He stated that Ms. Pickett would be over the Downtown Development division of the Planning Department. Mr. Lockley stated that Mr. Matt Robinson, Planning Manager for the City of McKinney, would be over the Current Planning division of the Planning Department. He stated that Jennifer Arnold, Planning Manager for the City of McKinney, would continue to be over the Long Range division of the Planning Department.

There being no further business, Vice-Chairman Zepp declared the meeting adjourned at 6:37 p.m.

---

Eric Zepp  
Vice-Chairman