

**Planning and Zoning Commission Meeting Minutes of February 25, 2014:**

**14-034Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of R.D. Offutt Company, for Approval of a Request to Rezone Fewer than 11 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of U.S. Highway 75 (Central Expressway) and Wilmeth Road**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance with Section 146-130 (Vehicle Parking), Section 146-135 (Landscape Requirements), and Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance.

Commission Member Thompson wanted to clarify that moving the proposed fence around the detention pond area to increase the landscaping buffer would allow the property to meet the City's requirement. Ms. Gleinser said yes.

Vice-Chairman Bush asked where the applicant proposed to use gravel instead of paving material on the property. Ms. Gleinser stated that the applicant proposed to use gravel in the overnight storage area.

Vice-Chairman Bush had questions about the increase in the size of the overnight storage area. Ms. Gleinser stated that the initial request was for 1.5 acres; however, the current rezoning request is approximately 3 acres of land. Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that the ordinance allows gravel as a paving material for the unloading and loading of special tracked equipment.

He stated that Staff felt that 3 acres was plenty of space to allow for both the maneuvering of equipment on a gravel surface and the parking of equipment on a paved surface.

Commission Member Gilmore asked about the screening between this property and the Eldorado Chevrolet. Ms. Gleinser stated that the existing tree line would be used as screening.

Commission Member Thompson asked Staff how much of the property they wished to see with a concrete surface. Mr. Opiela stated that Staff did not have an exact number at that time. He stated that Staff felt that a graveled 3-acre area along a commercial corridor was inappropriate.

Commission Member Thompson asked Staff if they would be comfortable with having concrete storage areas on the perimeter of the property and gravel in the center for unloading and loading of the heavy, tracked equipment. Mr. Opiela stated that was what Staff recommended.

Mr. Jeff Schaumann, R.D. Offutt Company, 700 S. 7<sup>th</sup> St., Fargo, ND, explained the proposed rezoning request. He stated that they would be willing to move the fence around the detention pond to meet the landscape buffer requirements. Mr. Schaumann stated that height of the building had changed to screen the rooftop mechanical equipment. He explained why they were requesting gravel instead of concrete pads. Mr. Schaumann showed some photographs where the concrete was starting to break. He stated that they believe this location will be their largest store and this was why they were increasing the size of the property. Mr. Schaumann stated that the business would be a good asset for the community and for McKinney's tax base.

Vice-Chairman Bush expressed concerns about the proposed use of the property giving an industrial look along Wilmeth Road. Mr. Schaumann stated that they intent to hide some of the proposed gravel and equipment with a fence and living screen. Vice-Chairman Bush did not feel that the proposed screening would hide the large equipment. Mr. Schaumann offered to increase the height of the screening shrubs.

Commission Member Thompson asked if Mr. Schaumann would be willing to use concrete on the periphery of the property and increase the screening. Mr. Schaumann said yes; however, he felt that the concrete would become damaged over time. Commission Member Thompson felt that if the equipment was driven properly then the damage to the concrete would be less than Mr. Schaumann described. Commission Member Gilmore felt that the tracks of the heavy equipment would be hard on concrete. Mr. Schaumann stated that the edges of the concrete were the most vulnerable. Commission Member Thompson stated that rubber bumpers could be placed on the edges of the concrete pads to address this issue.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Commission Member Hilton, the Commission voted unanimously to close the public hearing, with a vote of 6-0-0.

Commission Member Gilmore verified that the previous rezoning case had been approved by City Council. Mr. Opiela said yes.

Chairman Franklin expressed concerns about the amount of gravel requested on the site.

Commission Member Gilmore felt the concrete would break up under the tracks of the heavy equipment.

Commission Member Thompson felt that concrete pads with rubber bumpers would address some of those issues if the heavy equipment was driven straight on and off of the concrete pads.

Chairman Franklin asked how to recommend and enforce a certain amount of concrete pads on the property. Mr. Opiela stated that the Commission could recommend a certain number of overnight storage spaces with concrete pads.

Commission Member Osuna asked about the proposed living screen around the property. Mr. Opiela stated that generally they are evergreen shrubs that are three feet tall when planted and they should grow to be a minimum of six foot tall. He stated that they are typically spaced on three- to four-foot centers.

Commission Member Gilmore asked how deep the concrete pads would be if they were required on the property. Mr. Schaumann stated that the approved site plan has the parking stalls at 12 feet across and 24 feet deep; therefore, they would pour them 24 feet deep.

On a motion by Commission Member Thompson, seconded by Vice-Chairman Bush, the Commission unanimously voted to recommend approval of the rezoning request as requested by the applicant with the special ordinance provisions listed in the staff report, with several modifications including that the all screening shrubs be 6 feet tall at the time of planting, the landscape buffer along Redbud Boulevard encompass the detention pond, and that concrete pads be provided for the overnight storage of the tracked equipment, with a vote of 6-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 18, 2014.