

PLANNING AND ZONING COMMISSION

FEBRUARY 14, 2012

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, February 14, 2012 at 6:30 p.m.

Commission Members present: Chairman Robert Clark, Vice-Chairman Lance Lindsay, George Bush, David Kochalka, Rick Franklin, and Larry Thompson.

Commission Member absent: Matt Hilton

Staff Present: Director of Planning Jennifer Cox; Senior Planners Brandon Opiela and Michael Quint; Planner Anthony Satarino; and Administrative Assistant Terri Ramey.

There were approximately 22 guests present.

Chairman Robert Clark called the meeting to order at 6:30 p.m. after determining a quorum was present.

Chairman Robert Clark 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 could be forwarded on to City Council. Chairman Robert Clark 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 requested that applicants and Staff limit their remarks to ten minutes each and that guests limit their remarks to five minutes and speak only once. Chairman Robert Clark 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 from yellow to red and a buzzer will sound. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking issues.

Chairman Robert Clark announced that Agenda Item # 12-015PF would be voted on separately from the rest of the Consent Agenda items to allow Commission Member Rick Franklin to step down during consideration of the item.

The Commission unanimously approved the motion by Commission Member George Bush, seconded by Commission Member Rick Franklin, to approve the following Consent Items # 12-088, 11-169PF, 12-007CP, and 12-009PF.

- 12-088** Minutes of the Planning and Zoning Commission Regular Meeting of January 24, 2012
- 11-169PF** Consider/Discuss/Act on the Request by Harry Powell & Associates, Inc., on Behalf of SLC McKinney Partners, L.P., for Approval of a Preliminary-Final Plat for the Tucker Hill, Phase 2 Addition, Approximately 21.94 Acres, Located on the East and West Sides of Tremont Boulevard and Approximately 1,000 Feet North of U.S. Highway 380 (University Drive).
- 12-007CP** Consider/Discuss/Act on the Request by The Keller Salons of Volterra, L.L.C., on Behalf of Liberty Federal Savings Bank, for Approval of a Concept Plan for Parcel 506, Phase 2, Approximately 4.63 Acres, Located on the North Side of Virginia Parkway and Approximately 1,400 Feet East of Ridge Road.
- 12-009PF** Consider/Discuss/Act on the Request by The Keller Salons of Volterra, on Behalf of Liberty Federal Savings Bank, for Approval of a Preliminary-Final for Lots 1 and 2, Block A of the Salons of Volterra Addition, Approximately 4.63 Acres, Located on the North Side of Virginia Parkway and Approximately 1,400 Feet East of Ridge Road.

Commission Member Rick Franklin stepped down during the consideration of the next item, due to a possible conflict of interest.

The Commission unanimously approved the motion by Commission Member David Kochalka, seconded by Commission Member Larry Thompson, to approve the following Consent Item # 12-015PF.

- 12-015PF** Consider/Discuss/Act on the Request by Dowdy, Anderson & Associates, Inc., on Behalf of Pointe Wynn Ridge, L.L.C., for Approval of a Preliminary-Final Plat for Wynn Ridge Estates, Approximately 75.00 Acres, Located on the West Side of Ridge Road and Approximately 1,600 North of Virginia Parkway.

Commission Member Rick Franklin returned to the Council dias.

END OF CONSENT

Commission Member David Kochalka stepped down during the consideration of this item, due to a possible conflict of interest.

- 11-167Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Lenity Group, L.L.C., on Behalf of Linkside Drive Investment Group, L.L.C., for Approval of a Request to Rezone Approximately 5.24 Acres, from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for a Nursing Home Use, Located on the Northwest Corner of Stonebridge Drive and Linkside Point Drive.

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report.

Mr. Mark Lowen, Lenity Group, LLC, 471 High Street # 10, Salem, Oregon, stated that he concurs with the staff report. He requested that the permitted use be noted as a "rest home or nursing home" in the official documents. Mr. Lowen briefly discussed the proposed rest home use.

Chairman Robert Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Vice-Chairman Lance Lindsay, seconded by Commission Member Rick Franklin, to close the public hearing and recommend approval of the rezoning request as recommended by Staff.

Chairman Robert Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 6, 2012.

Commission Member David Kochalka returned to the Council dias.

11-184Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd, Joplin, P.C., on Behalf of McKinney Medical Center, for Approval of a Request to Rezone Approximately 48.16 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Frisco Road and McDonald Street (State Highway 5).

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report.

Mr. Bob Roeder, 1700 Redbud # 300, McKinney, TX, explained the proposed rezoning request. Commission Member David Kochalka asked if there had been any site planning done on the property and if there might be any other adjustments needed for the project. Mr. Roeder stated that they had prepared some site mockups and felt everything had been covered in this request.

Chairman Robert Clark opened the public hearing and called for comments. The following citizen turned in a speaker's card in support to the proposed rezoning request; however, could not attend the meeting:

- Mr. Tom Allred, A&W Properties, P.O. Box 38346, Dallas, TX

The Commission unanimously approved the motion by Commission Member George Bush, seconded by Vice-Chairman Lance Lindsay, to close the public hearing and recommend approval of the rezoning request as recommended by Staff.

Chairman Robert Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 6, 2012.

11-191Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Douglas Properties, on Behalf of David Huang, for Approval of a Request to Rezone Approximately 65.24 Acres from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the West Side of McDonald Street and Approximately 1,400 Feet North of Wilmeth Road.

Mr. Michael Quint, Senior Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance with the Comprehensive Plan.

Vice-Chairman Lance Lindsay asked how much of the surrounding area is developed and matches the Comprehensive Plan. Mr. Quint described the surrounding sites.

Mr. Jim Douglas, Douglas Properties, 2309 Ave. K # 100, Plano, TX, explained the proposed rezoning request and proposed development. Chairman Robert Clark asked what the proposed price point would be for the homes in the development. Mr. Douglas stated that they probably would be between \$225,000 and \$350,000.

Chairman Robert Clark opened the public hearing and called for comments. Chairman Robert Clark asked Mr. Thad Helsley if he was representing the McKinney Independent School District. Mr. Thad Helsley, A. M. Scott Real Estate, 1650 W. Virginia St. # 102, McKinney, TX, said no. He gave a brief history of Press Elementary School. Mr. Helsley stated that he was there representing the property owner to the north of this property. He stated that that property is currently planned for light manufacturing uses; however, that would probably change if this property is rezoned to allow single family residential uses.

Commission Member Larry Thompson asked Mr. Quint to explain the tax impact of the proposed rezoning request. Mr. Quint briefly explained the "Snapshot

Comparison of Costs & Benefits” document that was included in the staff report. He felt that the proposed development would have a negative fiscal impact.

The Commission unanimously approved the motion by Commission Member George Bush, seconded by Vice-Chairman Lance Lindsay, to close the public hearing.

Commission Member George Bush mentioned that it might be easier to sell the property with residential zoning verses industrial zoning in the current market. He expressed concerns on how the proposed residential development would affect the McKinney Independent School District. Commission Member George Bush felt that we need to increase the industrial businesses within the City of McKinney to increase the tax base.

Chairman Robert Clark asked how a 100-acre park was situated in an industrial area. Mr. Quint stated that the City of McKinney Parks Department would be better able to answer that question; however, there were not any Parks Department Staff present at the meeting.

Commission Member David Kochalka asked about the connectivity of the streets shown on the Concept Plan in the proposed development. Mr. Quint stated that the applicant had worked with the City of McKinney Engineering Department Staff on the proposed streets and Staff felt comfortable with the proposed layout.

Chairman Robert Clark stated that this proposed development would be a good opportunity for new development on the east side of McKinney. He discussed the surrounding residential properties. Chairman Robert Clark felt that it could be 15 – 20 years before the property might be developed with an industrial use if this proposed rezoning is not granted. Mr. Quint discussed the residential development to the north of this property not being fully developed. Commission Member Rick Franklin stated that the proposed development would have a higher price point than the residential property to the north.

Commission Member David Kochalka stated that he likes that the applicant wants to save the trees with this proposed development; however, he had concerns over the floodplain. Commission Member David Kochalka felt that if this property is rezoned to a residential use then it would affect the property to the north.

Chairman Robert Clark mentioned that there are other industrial properties within the City of McKinney that still need to be developed that he thought would be in higher demand than this property. He mentioned the park area and other residential properties near this proposed development. Chairman Robert Clark stated that the project would affect the McKinney Independent School District. He stated that he did not feel it would affect the City of McKinney tax base over the long run. Chairman Robert Clark stated that he liked the proposed project.

Chairman Robert Clark called for additional comments or questions from the Commission. There being none, the Commission approved the motion by Vice-Chairman Lance Lindsay, seconded by Commission Member Rick Franklin, to recommend approval of the proposed rezoning request with the special ordinance provisions listed in the staff report with a vote of 5 – 1, with Commission Member George Bush voting against the motion.

Chairman Robert Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 6, 2012.

12-010SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by The Keller Salons of Volterra, L.L.C., on Behalf of Liberty Federal Savings Bank, for Approval of a Site Plan for the Salons of Volterra at Stonebridge Ranch, Approximately 2.45 Acres, Located on the North Side of Virginia Parkway and Approximately 1,400 Feet East of Ridge Road.

Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed site plan. He stated that Staff recommends approval of the proposed site plan as outlined in the staff report.

Mr. Jordan Bishop, Barron Stark Engineering, 6621 Southwest Blvd., Ste. 100, Fort Worth, TX, concurred with the staff report.

Chairman Robert Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Larry Thompson, seconded by Commission Member David Kochalka, to close the public hearing and approve the proposed site plan as conditioned in the staff report.

Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

12-012Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Approximately 9.48 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Parking Requirements for Multi-Family Residential Uses, Located on the East Side of McKinney Ranch Parkway and Approximately 1,000 Feet West of Ridge Road. (CASE HAS BEEN WITHDRAWN)

Chairman Robert Clark explained that the applicant has requested that the proposed zoning request be withdrawn, and therefore, no further action is necessary.

12-011Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by QuikTrip Corporation, on Behalf of Oakwood Village Apartments, Inc., for Approval of a Request to Rezone Approximately 7.48 Acres from "C" - Planned Center 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 Northeast Corner of Wilmeth Road and U.S. Highway 75 (Central Expressway).

Mr. Brandon Opiela, Senior Planner for the City of McKinney, explained the proposed rezoning request to allow a truck scale with additional landscaping on the site. Mr. Opiela gave a brief history regarding the QuikTrip project. He stated that Staff recommends denial due to a lack of conformance with the City of McKinney's Comprehensive Plan as detailed in the staff report.

Commission Member David Kochalka asked about the status of the resolution defining Truck Fueling Station and Truck Stop and establishing which zoning district(s) are appropriate for these new and unlisted land uses (# 11-153M2). Mr. Opiela stated that item is scheduled to be heard at the City Council meeting on February 21, 2012.

Commission Member George Bush asked if the applicant had provided drawings of the signage for the proposed truck scale. Mr. Opiela stated that Staff had seen renderings of the signage for the site.

Vice-Chairman Lance Lindsay asked if the truck scale would be very visible to the average person. Mr. Opiela stated that the truck scale itself would not be that visible; however, the sign would be visible. He stated that the signage was not a part of this request.

Commission Member David Kochalka expressed concerns regarding the proposed resolution defining Truck Fueling Station and Truck Stop (# 11-153M2) being presented at City Council on February 21, 2012. Commission Member David Kochalka stated that if the resolution is approved and then the proposed truck scale is presented to City Council shortly afterwards, that it would be in direct conflict with the resolution.

Chairman Robert Clark asked how much additional traffic the truck scale could generate. Mr. Opiela felt the addition of the truck scale would generate additional traffic; however, did not have an exact number. He stated that it would be an additional use on the site to attract semi-trailer truck traffic.

Vice-Chairman Lance Lindsay asked if there was another truck scale located in McKinney. Commission Member Larry Thompson stated that Encore Wire had a portable truck scale.

Mr. Don Paschal, 904 Parkwood Ct., McKinney, TX, explained the proposed rezoning request. He discussed why a certified truck scale is important to truck drivers. Mr. Paschal stated that they did not believe that a truck scale would increase traffic by any measurable means. He discussed the proposed additional landscaping. Mr. Paschal described and displayed an example of a truck scale. He stated that the proposed truck scale signage would be between the two canopies and felt it would blend in. Mr. Paschal discussed some of the benefits for having this project in the City of McKinney.

Commission Member George Bush asked if the applicant had considered extending the truck fueling canopy to include the truck scale sign. Mr. Paschal stated that it might be something they could consider. Mr. Opiela reminded the Commission that the signage was not being considered with this request.

Vice-Chairman Lance Lindsay asked if the applicant knew how many trucks are usually weighed at their other locations. Mr. Paschal stated that it varies and that they believe it's between 10 – 15 % of their total semi-trailer truck traffic. He stated that they believe the traffic at this location will be determined by the number of pump stations. Mr. Paschal stated that they wish to provide the truck scale for the benefit of their customers, not to attract more customers.

Mr. J.D. Dudley, QuikTrip, 1120 N. Industrial Blvd., Euless, TX, felt that truck drivers do not pull off the highway only to use the truck scale. He thought the truck scales are used about 30 times a day at similar locations.

Chairman Robert Clark called for additional comments or questions from the Commission. There being none, the Commission approved the motion by Commission Member Rick Franklin, seconded by Commission Member George Bush, to recommend approval of the proposed rezoning request per the applicant's request with a vote of 5 – 1, with Commission Member David Kochalka voting against the motion.

Chairman Robert Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 6, 2012.

Chairman Robert Clark declared the meeting adjourned at 7:42 p.m.

ROBERT S. CLARK
Chairman