

## PLANNING AND ZONING COMMISSION

JUNE 26, 2018

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, June 26, 2018 at 6:00 p.m.

City Council Present: Charlie Philips and Chuck Branch

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Janet Cobbel, Cam McCall, and Pamela Smith

Commission Members Absent: Deanna Kuykendall and Mark McReynolds

Staff Present: Director of Planning Brian Lockley; Planning Managers Samantha Pickett and Matt Robinson; Planners Danielle Quintanilla, Melissa Spriegel, David Soto, and Rhys Wilson; and Administrative Assistant Terri Ramey

There were approximately 12 guests present.

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

Chairman Cox stated that item # 18-0099PF would be pulled from the Consent agenda to be considered separately. The Commission unanimously approved the motion by Commission Member Cobbel, seconded by Vice-Chairman Mantzey, to remove item # 18-0099PF from the Consent agenda and approve the following six Consent items, with a vote of 5-0-0.

**18-554** Minutes of the Planning and Zoning Commission Regular Meeting of June 12, 2018

**18-0003CP** Consider/Discuss/Act on a Concept Plan for Virginia Heights, Located on the Northeast Corner of Virginia Parkway and Coit Road

**17-173PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of Tinwala Addition, Located Approximately 350 South of Wilson Creek Parkway and on the West Side of South Tennessee Street

**17-269PF** Consider/Discuss/Act on a Preliminary-Final Plat for 26 Single Family Residential Lots and 7 Common Areas (Auburn Hills Phase 2), Located

Approximately 130 Feet South of Redbridge Lane and on the West Side of Auburn Hills Parkway

**18-0155PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 5R, Block A of the B and L Cox Addition, Located Approximately 1,000 Feet East of N. Lake Forest Drive and on the North Side of U.S. Highway 380 (University Drive)

**18-0135PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Auto Nation McKinney Addition, Located on the Northeast Corner of South Hardin Boulevard and State Highway 121 (Sam Rayburn Tollway)

END OF CONSENT

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

**18-0099PF** Consider/Discuss/Act on a Preliminary-Final Plat for 57 Single Family Residential Lots and 3 Common Areas (Tucker Hill Phase 5), Located Approximately 2,300 North of U.S. Highway 380 (University Drive) and on the West Side of Tremont (REQUEST TO BE TABLED). On a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission voted unanimously to table the proposed preliminary-final plat indefinitely per the applicant's request, with a vote of 5-0-0.

**18-041SP** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Automotive Sales Facility (Texas Source Auto), Located Approximately 185 Feet North of Elm Street and on the West Side of State Highway 5 (South McDonald Street). Mr. David Soto, Planner I for the City of McKinney, explained the proposed site plan request. He stated that the applicant is proposing to construct an automotive sales facility (Texas Source Auto), located off South McDonald Street and north of Elm Street. Mr. Soto stated that the applicant is requesting two variances.

He stated that the first variance is for the approval of an alternative screening device along the northern property line, facing an adjacent non-residential development to the north. Mr. Soto stated that the proposed device would consist of a living screen composed of Junipers, for a length of 65' to screen the overhead doors used for access for the vehicles being displayed inside the building. He stated that the applicant had indicated that this would provide a softer and more pleasing separation than a solid wall. Mr. Soto stated that Staff does not have any objections to the first variance request. He stated that the second variance is to reduce the landscape buffer along State Highway 5 (McDonald Street) from 20' to 10' due to the size of the lot and in order to be consistent with the adjacent developments to the north and south. Mr. Soto stated that Staff understands the difficulty of developing the site for commercial uses with a 20' landscape buffer. He stated that Staff recommends approval of both variance requests. He offered to answer questions. There were none. Mr. Amir Armand, North Texas Auto Source, 1208 S. McDonald Street, McKinney, TX, stated that they want to redevelop the existing auto lot at this location to make it larger and nicer. He stated that a 20' landscape buffer would take away a lot of parking spaces. Mr. Armand stated that the proposed alternative screening device would be more appealing than a brick wall. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There were none. Commission Member Smith asked if there were any 20' landscape buffers along State Highway 5 (McDonald Street). Mr. Soto stated that there were not any adjacent to the subject property. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that there could be some located further to the north or south. She stated that typically when you see similar site being redeveloped that they have to work within the existing confines of the previous pavement. On a motion by Vice-

Chairman Mantzey, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing and approve the proposed site plan as conditioned in the Staff Report, with a vote of 5-0-0.

**17-0017Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow for Commercial, Hotel/Motel, Outdoor Amusement and Multi-Family Uses, Located at the Northeast Corner of Henneman Way and Alma Road and on the South Side of Collin McKinney Parkway (REQUEST TO BE TABLED). Mr. Matt Robinson, Planning Manager for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the July 10, 2018 Planning and Zoning Commission meeting per the applicant's request to allow them to modify some of their elements. 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 Commission Member Smith, seconded by Commission Member McCall, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the July 10, 2018 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 5-0-0.

**18-0066Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the West Side of Custer Road and Approximately 300 Feet North of Falcon View Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone

the subject property to “C2” – Local Commercial District, generally for commercial uses. Mr. Soto stated that the governing zoning, “PD” – Planned Development District, primarily allows for retail uses; however, follows an older set of space limits and standards than the proposed “C2” - Local Commercial District. He stated that the applicant has indicated the potential to develop the subject property for commercial uses and would like to develop it according to more current standards. Mr. Soto stated that the properties to the north and west of the subject property have developed or are under development for a variety of commercial uses, including big box retail, anchor stores, restaurants, and pad site retail. He stated that Staff is of the opinion that the proposed rezoning will fit in with the surrounding properties. Mr. Soto stated that Staff recommends approval of the rezoning request and offered to answer questions. There were none. Mr. Vinson Ly, 8716 Denstone Drive, McKinney, TX, stated that they plan to apply for a specific use permit (SUP) in the future for a full-service car wash with lube and inspection. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Cobbel, the Commission unanimously voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 5-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 17, 2018.

**18-0050SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Retail/Restaurant Building (Plaza on Lake Forest), Located Approximately 260 Feet South of Highlands Drive and on the East Side of Lake Forest Drive. Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed site plan request. She stated that the applicant is proposing to construct an approximately 10,000 square foot restaurant/retail building. She stated that site plans

can typically be approved by Staff; however, the applicant is requesting approval of an alternate screening device, consisting of Eastern Red Cedars, to screen the proposed building from the adjacent residential uses to the east of the subject property. Ms. Quintanilla stated that the property to the south recently requested the same variance at a recent Planning and Zoning Commission meeting. She stated that the proposed variance would be consistent with it. She stated that the proposed Eastern Red Cedars would be located in between the required canopy trees within the 10' landscape buffer. Ms. Quintanilla stated that given there is a 100' drainage easement and that it would be consistent with the adjacent properties, Staff is of the professional opinion that the alternate screening device would remain compatible and meet the intent of the screening requirements within the Zoning Ordinance. She stated that Staff recommends approval of the proposed variance to the site plan as conditioned in the Staff Report and offered to answer questions. There were none. Mr. Kelly Gomez, KRG Civil Engineers, Inc., 2150 S. Central Expressway, McKinney, TX, stated that they were also the engineers to the tract to the north and south of the subject property. He stated that they have already gone through this process for both of those tracts. Mr. Gomez offered to answer questions. Commission Member Smith asked about the proposed restaurant at this site. Mr. Gomez stated that he believed it would be an approximately 4,000 square foot restaurant. Chairman Cox asked if he concurred with the two conditions listed in the Staff Report. Ms. Quintanilla briefly described the two conditions. Mr. Gomez said yes, he concurred with the two conditions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, second by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing and approve the variance to the site plan as conditioned in the Staff Report, with a vote of 5-0-0.

**17-115MRP** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R, 3 and 4, Block A, of Methodist McKinney Medical Campus Addition, Located on the Northwest Corner of Eldorado Parkway and Stonebridge Drive. Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed minor replat. She stated that the applicant is proposed to subdivide an existing lot, where the Methodist McKinney Hospital is located, into three lots. Ms. Quintanilla stated that the minor replat meets all of the requirements of the Subdivision Ordinance. She stated that Staff recommends approval of the proposed minor replat as conditioned in the Staff Report and offered to answer questions. There were none. Mr. Matthew Maly, Dunaway Associates, 550 Bailey Avenue, Fort Worth, TX, concurred with the Staff Report and offered to answer questions. Commission Member Smith stated that this is a gorgeous site and wished them the best with the project. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing and approve the proposed minor replat as conditioned in the Staff Report, vote a vote of 5-0-0.

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

Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that a memorandum from Jennifer Arnold, Planning Manager for the City of McKinney, was distributed to the Commission Members prior to the meeting. She stated that it addressed questions on the agenda item # 18-0006M – Semiannual Impact Fee Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees that were raised at the May 22, 2018 Planning and Zoning Commission meeting.

Commission Member Smith thanked Staff for preparing the memorandum. She stated that it was good comprehensive information.

Commission Member Smith stated that Staff did a great job at the recent ONE McKinney 2040 event. She stated that everyone was very engaged and it was a great

experience. Commission Member Smith stated that the turnout was not super huge; however, there were a lot of new residents that participated at the event.

Ms. Pickett stated that she regretted to inform the Commission that Ms. Danielle Quintanilla, Planner I for the City of McKinney, had submitted her two weeks' notice. She stated that Staff had enjoyed working with her and wished Ms. Quintanilla well in her new endeavors.

Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:30 p.m.

---

BILL COX  
Chairman