

Planning and Zoning Commission Meeting Minutes of November 12, 2019:

18-0075Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BG" - General Business District to "PD" - Planned Development District, Generally to Allow a Soccer Training Facility, Located Approximately 1,630 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Lake Forest Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant was requesting to rezone the subject property from "BG" – General Business District to "PD" – Planned Development District, with a base zoning designation of "C2" – Local Commercial District, generally to allow for a private outdoor soccer training facility. Mr. Soto stated that with "PD" – Planned Development District requests, projects much provide a feature(s) to ensure exceptional quality. He stated that the applicant was proposing enhancements regarding landscaping and screening. Mr. Soto stated that the applicant was also proposing modifications to the location of the soccer fields. He stated that Staff was of the opinion that the proposed standards would blend well with the surrounding properties and create a quality development. Mr. Soto stated that he received a call from a resident that expressed concerns regarding increased traffic, light pollution, and disturbing the vegetation on the subject property. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Doak asked if the subject property backed up to the acquisition of land by the City of McKinney Park's Department on the east side of Gray

Branch. Mr. Soto stated that was correct. Vice-Chairman Mantzey asked if the applicant was proposing lighted fields. Mr. Soto said yes. Vice-Chairman Mantzey asked if Staff had discussed minimum parking standards with the applicant. Mr. Soto stated that the applicant asked to increase the parking to one parking space for every five linear feet with providing bleachers for seating. Vice-Chairman Mantzey asked if bleachers were required at this facility. Mr. Soto said no. He stated that if there was not fixed seating, then the site would be required to provide 50 parking spaces per field. Vice-Chairman asked if the two parking requirement options were included in the proposed development regulations. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff would need to work with the applicant on a minimum parking standard. She stated that the City's standard parking requirement of 50 parking spaces per field would apply. Ms. Arnold stated that the proposed modification in the development regulation would modify the required parking spaces if they provide bleachers. Vice-Chairman Mantzey suggested that there be a minimum parking standard requirement included in the proposed development standards. Vice-Chairman Mantzey expressed concerns about parking issues for the adjacent property owners. Commission Member Haeckler asked about the proposed pavilion and access to the structure. Mr. Soto stated that Staff typically requires a cross access agreement. He suggested that the applicant discuss the proposed access location. Mr. David McCask..; Half Associates, Inc; 1201 N. Bowser Road; Richardson, TX; explained the proposed rezoning request. He stated that they intent to have portable bleachers on wheels that could be moved, since the area was located in a

floodplain. Mr. [REDACTED] stated that they plan to bring the property being developed out of the floodplain. He stated that they were proposing to have two driveways into the parking lot. Mr. [REDACTED] stated that access to the proposed soccer training facility would be from Lot 17, which has not been developed. He stated that his client was also considering purchasing Lot 17 to build their headquarters. Mr. [REDACTED] stated that the subject property was donated to his client from the developer of the Kroger site to the north. He stated that the proposed site for the soccer fields were currently 10' – 15' below grade with a big berm and trees running along Wilson Creek. Mr. [REDACTED] stated that they plan to use sharp cutoff, LED lighting fixtures to reduce light pollution. He did not feel that the lighting would be a problem for the adjacent property owners. Mr. [REDACTED] stated that most of the traffic to the site would be people dropping off the children and immediately leaving. He stated that they do not anticipate that a lot of people would go there and stay to observe the trainings. Mr. [REDACTED] stated that they were also in discussion with Kroger to have a joint use parking agreement for some of their parking spaces. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey stated that he would be happy to see more soccer fields in McKinney. He questioned the applicant's comment that most of the parents would just drop off the children and leave and there not being a great need for providing parking spaces at this site. Vice-Chairman stated that he would like to see Staff and the applicant come up with some type of minimum parking requirement, where we were not relying upon rollout

bleachers to determine the overall parking ratio for the proposed development. He stated that he would be in favor of the proposed rezoning, even with his parking concerns. Mr. Soto stated that Staff could work with the applicant to come up with minimum parking spaces to address Vice-Chairman Mantzey's concern. Commission Member Doak concurred with Vice-Chairman Mantzey's comments. He stated that during eight years of soccer with his children, he did not see a whole lot of parents dropping-off their children and immediately leaving. Commission Member Doak stated that the traffic on the street where his children played soccer was horrible. Commission Member Taylor asked if the proposed soccer fields would allow tournaments or would strictly be used for training. Mr. Soto stated that the parking calculations were based upon regular public fields. Commission Member Haeckler stated that he initially had concerns about the entire site being located in the floodplain; however, the applicant stated that would be addressed. Chairman Cox asked the applicant for additional information regarding the proposed parking at the site. Mr. [REDACTED] stated that his client has a similar facility in Richardson that they were using to base the parking needs for the proposed site. Commission Member Doak stated that he had been to the Richardson facility and had to walk a long way to get to the field. Mr. [REDACTED] stated that some tournament games had been played at the Richardson location; however, they do not plan to hold tournament games at the McKinney location. He stated that the McKinney location would strictly be used for training purposes. Mr. [REDACTED] stated that they hope to break ground in April 2020. On a motion by Commission Member Kuykendall, seconded by Commission Member Doak, the Commission unanimously voted to

recommend approval of the proposed rezoning request per Staff's recommendation, 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 December 3, 2019.