

PLANNING AND ZONING COMMISSION

JUNE 27, 2017

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, June 27, 2017 at 6:00 p.m.

City Council Present: Charlie Philips

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

Commission Members Absent: Deanna Kuykendall and Mark McReynolds - Alternate

Staff Present: Director of Planning Brian Lockley, Planning Manager Samantha Pickett, Planners Danielle Quintanilla and Melissa Spriegel, and Administrative Assistant Terri Ramey

There were approximately eight guests present.

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

Chairman Cox continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Cobbel, seconded by Commission Member Smith, to approve the following four Consent items, with a vote of 6-0-0.

17-648 Minutes of the Planning and Zoning Commission Work Session of June 13, 2017

17-649 Minutes of the Planning and Zoning Commission Regular Meeting of June 13, 2017

17-161CVP Consider/Discuss/Act on a Conveyance Plat for Lots 3R, 4 and 5, Block A, of Parkside at Craig Ranch Addition, Located on the Southwest Corner of Henneman Way and Alma Road

17-077PF Consider/Discuss/Act on a Preliminary-Final Plat for 1,460 Single Family Residential Lots, 38 Common Areas, and 1 Commercial Lot (Honey Creek 313), Located on the Northwest Corner of Future Weston Road (FM 543) and County Road 229

END OF CONSENT

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

17-148Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located Approximately 955 Feet South of F.M. 546 and on the West Side of Country Lane

Ms. Danielle Quintanilla, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 6.1 acres from "AG" – Agricultural District to "LI" – Light Industrial District. Ms. Quintanilla stated that the subject property is wedged between industrial and manufacturing zoning to the north, east, and west. She stated that it was Staff's professional opinion that the rezoning request will complement and remain compatible with the existing and future land uses as the area is industrial in nature. Ms. Quintanilla stated that Staff recommends approval of the rezoning request and offered to answer questions. There were none.

Mr. Henry Lew, Progressive Waste Solutions, 2138 Country Lane, McKinney, TX, briefly explained the rezoning request. He stated that presently Waste Connections are located to the north and west of the subject property. Mr. Lew stated that as McKinney grows they will need to expand their facility. He stated that they were looking into swapping approximately three acres with Mr. McCracken's property in the future. Mr. Lew stated that would be for the property that backs up to their recycle facility to allow for expansion in the future.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Mantzey, seconded by Commission Member Cobbel, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 18, 2017.

17-113Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District, "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located Approximately 1,875 Feet North of Wilmeth Road and

on the East Side of U.S. Highway 75 (Central Expressway)

Ms. Danielle Quintanilla, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 3.8 acres of land from “C” – Planned Center District and “CC” – Corridor Commercial Overlay District to “C3” – Regional Commercial District, “LI” – Light Industrial District, and “CC” – Corridor Commercial Overlay District to allow for commercial and industrial uses. Ms. Quintanilla stated that the applicant was requesting the western 2 acres of property to be rezoned to “C3” – Regional Commercial District. She stated that the applicant was requesting the eastern 1.8 acres of property to be rezoned to “LI” – Light Industrial District. Ms. Quintanilla stated that the property just to the north was rezoned in May 2017 to a similar zoning designation with “C3” – Regional Commercial District fronting onto U.S. Highway 75 (Central Expressway) and the eastern portion of the property being rezoned for “LI” – Light Industrial District. She stated that given that the frontage of U.S. Highway 75 (Central Expressway) would remain a commercial district, it was Staff’s professional opinion that the preservation of commercial uses would remain and the industrial uses to the east would be compatible with the Future Land Use Plan (FLUP) as well as provide a transition from commercial to the industrial uses to the east. Ms. Quintanilla stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Commission Member Smith stated that she agreed with the Staff recommendation. She stated that she was glad to see commercial fronting U.S. Highway 75 (Central Expressway). Commission Member Smith stated that the industrial use to the east would be a good transition use.

Mr. Dan Classeen, 15380 County Road 1100, Blue Ridge, TX, stated that he was proposing to build a first class flex space, office complex. He stated that the reason for the split zoning was there were a few uses not permitted in the “C3” – Regional Commercial District that some of the tenants might need to use. Mr. Classeen stated that the design of the complex would be consistent throughout. He stated that it would be difficult to notice a transition between the zoning districts and that all of the complexes

will be built to the "C3" – Regional Commercial District standards. Mr. Classeen thanked Staff for their help with this request and offered to answer questions.

Chairman Cox asked what some of the proposed uses might be on the "C3" – Regional Commercial District portion of the property. Mr. Classeen stated that he was talking with national companies that were looking for distribution centers and show rooms. He stated that the address on U.S. Highway 75 (Central Expressway) was a big draw for proposed development.

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 unanimously voted to close the public hearing and recommends approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 18, 2017.

17-084MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R and 3, Block A, of PK McKinney Addition, Located Approximately 290 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Community Avenue

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed minor replat. She stated that the applicant was requesting to subdivide approximately 2.23 acres into two lots. Ms. Quintanilla stated that lot 2R, on the north half of the property, will be for a retail building. She stated that lot 3 will be for a Montessori Academy. Ms. Quintanilla stated that the associated site plan for this property was approved in March 2017. She stated that the plat meets all of the requirements of the Subdivision Ordinance. Ms. Quintanilla 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. Larry Probeck, 8630 Hackney Lane, Dallas, TX, stated that he was the surveyor on the property, that the owner asked him to be present at the meeting, and he offered to answer questions.

Commission Member Smith asked if the property owner was in agreement with Staff's conditions listed in the Staff Report. Mr. Probeck stated that the property owner

was not present at the meeting. He felt that the property owner was in agreement with the conditions listed in the Staff Report.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the minor replat as conditioned in the Staff Report, with a vote of 6-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for this minor replat.

17-108PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Common Area C-1R, Block C, of the Vineyards Phase 1, Located Approximately 220 Feet South of Collin McKinney Parkway and on the East Side of Azeneth Avenue

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed preliminary-final replat. She stated that the applicant was requesting to combine three single family residential lots, a common area, and a portion of unplatted property, approximately 1.23 acres, into one common area. Ms. Spriegel stated that the applicant has indicated that the common area will be used to construct an amenity center for the adjacent residential subdivision. She stated that the applicant had met all of the requirements of the Subdivision Ordinance. Ms. Spriegel stated that Staff recommended approval of the proposed preliminary-final replat as conditioned in the Staff Report and offered to answer questions.

Commission Member Smith wanted to clarify that the adjacent subdivision did not currently have an amenity center. Ms. Spriegel stated that was correct.

Mr. Martin Sanchez, Sanchez and Associates, LLC, 2000 N. McDonald Street, McKinney, TX, explained the proposed preliminary-final replat and gave a briefly history of the development. He stated that working with Staff had been fantastic. Mr. Sanchez requested approval of the request and offered to answer questions.

Chairman Cox stated that it looks like a quality development. He asked Mr. Sanchez how this would benefit the area. Mr. Sanchez stated that they would be able to connect Collin McKinney Parkway from Stacy Road out to Lake Forest Drive. He stated that it would improve both the transportation system and circulation in the area. Mr. Sanchez stated that it would be a high quality development.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member Cobbel, the Commission unanimously voted to close the public hearing and approve the preliminary-final replat as conditioned in the Staff Report, with a vote of 6-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for this preliminary-final replat.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that remodeling on the Council Chamber was planned to start in the middle of July. She stated that Planning and Zoning Commission meetings would be held at the Collin County Commissioners Court in the Jack Hatchell Collin County Administration Building while the Council Chamber was being remodeled. Ms. Pickett stated that the agenda and meeting notices would state the actual location for each meeting.

Councilman Charlie Philips was congratulated on winning his seat and thanked for attending the meeting.

There being no further business, Chairman Cox declared the meeting adjourned at 6:22 p.m.

BILL COX
Chairman