

**MINUTES  
CITY OF MCKINNEY, TEXAS  
PLANNING & ZONING COMMISSION  
TUESDAY, FEBRUARY 8, 2011  
6:30 P.M. – COUNCIL CHAMBER – CITY HALL**

The Planning and Zoning Commission of the City of McKinney, Texas, met in regular session in the Council Chamber of the Municipal Building on Tuesday, February 8, 2011 at 6:30 p.m.

Commission Members present were Robert S. Clark, Darrell Tate, Sean Lingenfelter, George Bush, and Jack Radke. Commission Members absent were Ray Eckenrode and Larry Thompson. Staff members present were Senior Planner Brandon Opiela, Planner Abra Nusser, and Administrative Assistant Terri Ramey.

There were 6 guests present.

Chairperson Clark presided.

Chairperson 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 further considered by City Council at its regularly scheduled meeting of March 1, 2011, unless otherwise indicated, and that all required revisions should be submitted to the Planning Department for its review by February 15, 2011. 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. Chairperson 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.

Chairperson Clark began the agenda with the Consent Items.

**Consider/Discuss/Act on the Minutes of the  
January 25, 2011 Planning and Zoning  
Commission Regular Meeting.**

On a motion by Commission Member Lingenfelter, seconded by Commission Member Radke, the Commission voted 5-0 to approve the Consent Item.

Chairperson Clark began the agenda with the Regular Items.

**08-257PFR Conduct a Public Hearing to Consider/Discuss/Act on the Request by Phillip L. Smith, on Behalf of North Collin County Habitat for Humanity, for Approval of a Preliminary-Final Replat for Lots 1, 2 and 3, Block A, of the Rockwall-Lindsey Addition, Approximately 0.53 Acres, Located on the East Side of Rockwall Street and Approximately 100 Feet North of Gerrish.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled until the February 22, 2011 Planning and Zoning Commission Meeting due to a noticing error. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Vice-Chairperson Tate, the Commission voted 5-0 to close the public hearing and table the proposed preliminary-final replat as recommended by Staff.

**10-118Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Standard Pacific of Texas, Inc, on Behalf of Gammon Partners I, Ltd., for Approval of a Request to Rezone Approximately 83.29 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 for Single Family Residential Uses and to Modify the Development Standards, Located on the East Side of Alma Road and on the North Side of Silverado Trail.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely due to the applicant failing to post zoning change signs at least seven days prior to the Planning and Zoning Commission public hearing as required by the Zoning Ordinance. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairperson Tate, seconded by Commission Member Bush, the Commission voted 5-0 to close the public hearing and table the proposed rezoning request as recommended by Staff.

**11-006SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by**

**Geer Surveying & Engineering, on Behalf of Emigdio Raymundo, for Approval of a Site Plan for a Restaurant and Furniture Manufacturing Building (Louisiana Street Grill), Approximately 0.86 Acres, Located on the South Side of Louisiana Street and Approximately 150 Feet East of Wilcox Street.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Radke, seconded by Commission Member Lingenfelter, the Commission voted 5-0 to close the public hearing and table the proposed site plan request as recommended by Staff.

**10-130Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Skorborg Retail Corporation, on Behalf of Blackmon Ranch, Ltd., for a Request to Rezone Approximately 23.20 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 Development Standards, Located Approximately 825 Feet East of Lake Forest Drive and on the South Side of McKinney Ranch Parkway.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely due to the applicant failing to post zoning change signs at least seven days prior to the Planning and Zoning Commission public hearing as required by the Zoning Ordinance. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Commission Member Radke, the Commission voted 5-0 to close the public hearing and table the proposed rezoning request as recommended by Staff.

**10-146Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of John Mathews, for Approval of a Request to Rezone Approximately 6.66 Acres, from "PD" – Planned Development District to "PD" – Planned Development District,**

**Generally to Allow for a Private Street Development and to Modify the Development Standards, Located on the East Side of Ridge Road and Approximately 1,000 Feet North of Virginia Parkway.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Radke, seconded by Vice-Chairperson Tate, the Commission voted 5-0 to close the public hearing and table the proposed rezoning request as recommended by Staff.

Chairperson Clark and Commission Member Bush asked staff about the reasons several of the items on the Planning and Zoning Commission Meeting Agenda were being tabled. Mr. Opiela explained the reason each of the items on the agenda had been tabled.

**10-132SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Civil Consulting Group, on Behalf of HCA Healthcare, for Approval of a Site Plan for the Medical Center of McKinney – Wysong Campus, Approximately 12.09 Acres, Located on the Southwest Corner of Virginia Parkway and U.S. Highway 75.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that the applicant is proposing to construct 38 parking spaces and an east-west fire lane, south of the existing buildings on the Wysong Campus. She stated that the Texas Department of Transportation, or TxDOT, is preparing to implement significant improvements to U.S. Highway 75. Ms. Nusser stated that TxDOT is acquiring right-of-way from the subject property for a right turn lane for eastbound traffic on Virginia Parkway heading onto the southbound frontage road of U.S. Highway 75. She stated that TxDOT is also acquiring right-of-way on the east side of the subject property. Ms. Nusser stated that with the right-of-way adjustments, TxDOT is proposing to reconstruct two drive approaches, generally in the same locations as they currently exist. She stated that Staff is recommending seven conditions of approval, four of which merit discussion this evening. Ms. Nusser stated that the applicant is requesting a living plant screen

for the southern property line. She stated that non-residential uses are required to provide and maintain a screening device along property lines adjacent to residential property per the Zoning Ordinance. Ms. Nusser stated that there is a residential use and district south of the subject property. She stated that the applicant is proposing evergreen Burford Holly shrubs along the southern perimeter of the proposed parking and fire lane. Ms. Nusser stated that since living plant screens are proposed, the Planning and Zoning Commission must approve them through the site plan process or an approved screening device must be provided instead. She stated that Staff feels that the proposed living plant screen adequately screens the proposed use from the adjacent property to the south and recommends the applicant receive approval of the living plant screen from the Planning and Zoning Commission. Ms. Nusser stated that the applicant is requesting an alternate screening device for the western property line. She stated that similar to the southern property line, there are residential uses and districts to the west of the subject property that must be screened from the non-residential use. Ms. Nusser stated that the proposed alternate screening device consists of the existing heavy tree line along the creek in addition to the evergreen Burford Holly shrubs along the western perimeter of the proposed parking and fire lane. Photographs of the site were shown. She stated that there are many large, existing trees along the western property line and creek that provide a substantial amount of screening, and with the additional evergreen shrubs, the proposed screening should not have a negative impact on the adjacent properties. Ms. Nusser stated that during the warmer months of the year, the trees should provide additional foliage to further screen the subject property from the west. She stated that alternate screening devices require approval by the Planning and Zoning Commission through the site plan process. Ms. Nusser stated that it is important to note that an alternate screening device utilizing the existing trees to the west was previously approved for the northern two tracts containing the existing buildings. She stated that Staff recommends the applicant receive approval of an alternate screening device for the residential uses and districts adjacent to the subject property on its west side. Ms. Nusser stated that conditions six and seven, regarding the residential landscape buffer

trees, are included so that Staff can work with the applicant to ensure that either existing trees or new trees are provided one per every 40 linear feet of residential adjacency as the Zoning Ordinance requires. She stated that Staff recommends approval of the proposed site plan with the conditions listed in the Staff Report.

Mr. Trevor Castilla, Civil Consulting Group, 201 ½ E. Virginia Street, Suite # 2, McKinney, TX 75069, stated that they have reviewed and agree with Staff's comments. He stated that the purpose of the project was born from the U.S. Highway 75 improvements. Mr. Castilla stated that they are taking right-of-way from the north side of the property, not the east side of the property. He stated they would be impacting the east-west access and the fire-lane on the property. Mr. Castilla stated that as a result of the improvements to U.S. Highway 75, they are now looking at east-west access on the south side of the campus. He stated that it is their intent to not disturb the trees along the creek and the trees located in the middle of the property. Mr. Castilla stated that they are putting in a storm sewer pipe per Staff's recommendations.

Commission Member Bush stated that he had spoken with Dr. Brad Wysong, who owns the property to the south of this proposed site plan. Commission Member Bush stated that Dr. Wysong requested that the existing gravel driveway on the west side of the property stay in place. Commission Member Bush stated that Dr. Wysong stated that several existing trees on the property are dead. Commission Member Bush stated that Dr. Wysong requested that living trees be counted towards the requirement. Ms. Nusser stated the City Arborist, Emily Braht, would be inspecting the existing trees on the property. Ms. Nusser stated that only existing, quality, living trees would be counted towards the requirement. Commission Member Bush stated that Dr. Wysong requested that the Burford Holly shrubs on the south side of the parking lot be below four feet. Ms. Nusser explained that a living plant screen requires evergreen shrubs acceptable for six foot screening. She stated that the shrubs have to be a minimum of three feet tall at the time of planting and planted three feet on center. Commission Member Bush asked if these requirements are the minimum required in the Ordinance. Ms. Nusser stated yes. She stated that the Planning and Zoning Commission can approve an alternate screening device. The Planning and Zoning

Commission, Staff, and Mr. Castilla discussed various alternate screening options.

On a motion by Commission Member Bush, seconded by Commission Member Lingenfelter, the Commission voted 5-0 to close the public hearing and approve the proposed site plan as conditioned in the staff report with a modification to the living plant screening requirement for the screening shrubs provided around the perimeter of the proposed fire lane and proposed parking spaces to be Dwarf Burford Holly shrubs acceptable for low screening. Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

There being no further business, Chairperson Clark declared the meeting adjourned at 7:00 p.m.

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ROBERT S. CLARK, CHAIRPERSON