

## PLANNING AND ZONING COMMISSION

**AUGUST 27, 2019**

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, August 27, 2019 at 6:00 p.m.

City Council Present: Charlie Philips and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Cam McCall, Bry Taylor, and Scott Woodruff - Alternate

Commission Member absent: Deanna Kuykendall

Staff Present: Director of Planning Jennifer Arnold; Assistant Director of Planning Mark Doty; Planning Managers Samantha Pickett and Aaron Bloxham; Planners David Soto, Kaitlin Gibbon, Joseph Moss, and Mitchell Corona; and Administrative Assistant Terri Ramey

There were eight guests present.

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

The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Commission Member McCall, to approve the following three Consent items, with a vote of 7-0-0.

**19-0722** Minutes of the Planning and Zoning Commission Regular Meeting of August 13, 2019.

**19-0135PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Frisco ISD High School 11 Addition, Located on the Northwest Corner of Collin McKinney Parkway and Stacy Road.

**19-0057PF** Consider/Discuss/Act on a Preliminary-Final Plat for Timber Creek Phase 7 and 8, Located on the South Side of County Road 164 (Future Bloomdale Road) and on the East and West Sides of Future Hardin Boulevard.

END OF CONSENT

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

**19-0066Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located Approximately 250 Feet East of Custer Road and on the South Side of Virginia Parkway. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is proposing to rezone the subject property to "C1" – Neighborhood Commercial District, generally for low intensity commercial uses. Mr. Soto stated that the property is currently zoned "PD" – Planned Development District for commercial uses; however, it also requires that any proposed development conform to the layout tied down as part of the "PD" – Planned Development District. He stated that the current property operates as a nail salon. Mr. Soto stated that the applicant is requesting to modify the existing building and layout, which requires the property to be rezoned in order to allow for the building modifications and to remove the current layout. He stated that it is Staff's professional opinion that the proposed rezoning request for commercial uses will be compatible with the surrounding uses and is in conformance with the Comprehensive Plan. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Alternate Commission Member Woodruff asked if the proposed rezoning requesting would have any effect on the other existing shopping center to the east that is part of the current zoning. Mr. Soto stated that it would not affect it and that the layout shows the two buildings subdivided into two properties. Vice-Chairman Mantzey asked about the difference between what is allowed under the current zoning and what is being proposed. Mr. Soto stated that one of the current regulations is a 15' setback; however, the proposed rezoning request has a 0' rear yard

setback with a 10' landscape buffer and 15' utility easement. He stated that there is currently a requirement for an 8' tall masonry screening wall; however, the current standard would be a 6' tall screening device. Commission Member McCall asked what changes to the building is triggering the rezoning request. Mr. Soto stated that the applicant is removing the existing layout, since they are proposing to make changes to the site. Mr. Hien Nguyen, 2212 Richoak Drive, Garland, TX, briefly explained the proposed changes to the building. Chairman Cox asked if there were any changes to the use of the property. Mr. Nguyen stated that they want to enclose the canopy in the back of the building. Vice-Chairman Mantzey asked if he was talking about the drive-through area. Mr. Soto said yes. Chairman Cox asked if there would be a new tenant. Mr. Nguyen stated that the same business would still be there. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the September 17, 2019 City Council meeting.

**19-0041SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Medical and Professional Office Buildings, Located on the Southeast Corner of Stacy Road and Rowlett Creek Way. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed variance to the site plan. He stated that the applicant is seeking a variance for a screening wall on the site. Mr. Moss stated that the site is currently bordered by residential development to the south and west and commercial development to the north and east. He stated that they were proposing medical and professional office buildings on the subject property. Mr. Moss stated that on the southern boundary there is

currently an existing brick screening wall. He stated that the applicant is seeking a variance in order to not construct a second screening wall to avoid a double wall situation that can create various issues. Mr. Moss stated that the applicant is proposing to comply with all of the other screening requirements. He stated that Staff feels that the existing wall meets in the intent of the screening ordinance. Mr. Moss stated that Staff recommends approval of the explained the proposed variance to the site plan and offered to answer questions. Commission Member McCall asked if the screening wall that the applicant does not want to build is located at the rear of the property. Mr. Moss said yes and that it is located on the southern property line. Commission Member McCall stated that there did not appear to be any screening along Rowlett Creek Way. Mr. Moss stated that Rowlett Creek Way is a right-of-way and that there is no screening requirement if the residential development is separated by a right-of-way. Commission Member McCall asked if the proposed development would have access off of Rowlett Creek Way. Mr. Moss stated that their main access would be off of Stacy Road. He stated that the second point of access would be from the property to the east. Vice-Chairman Mantzey stated that with reviewing possible ordinance amendments that Staff should consider revising the ordinance to allow Staff approval over such cases to eliminate two screening walls or fences being located next to each other. He felt that it would help the developer and Staff. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that Staff has met with the consultant working on the ordinance amendments and this is definitely on the list of possible changes. Mr. Kevin Patel, Triangle Engineering, LLC, 1784 W. McDermott Drive, Allen, TX, concurred with the Staff Report and 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 Haeckler, seconded by Commission Member

Taylor, the Commission unanimously voted to close the public hearing and approve the variance to the site plan request as recommended by Staff, with a vote of 7-0-0.

**19-0088PFR** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1, 2, 3, and 4, Block A, of the Walnut Grove Shops Subdivision, Located on the Northwest Corner of U.S. Highway 380 (W. University Drive) and Walnut Grove Road. Ms. Kaitlin Gibbon, Planner I for the City of McKinney, explained the proposed preliminary-final replat. She stated that the applicant is proposing to replat two lots and one unplatted parcel into four lots. She stated that the applicant has indicated that lots will be used to construct commercial uses. Ms. Gibbon stated that the plat has met all of the requirements of the Subdivision Ordinance. She stated that recommends approval of the proposed preliminary-final replat and offered to answer questions. Commission Member Doak asked if we just reviewed a rezoning request for this property. Chairman Cox stated yes and that it was a couple of months ago. Ms. Gibbon concurred. Mr. Ryan McIntosh, Trinity Partners Commercial Real Estate, 450 N. Kimball Avenue, Southlake, TX, concurred with the Staff Report and offered to answer questions. Chairman Cox asked if he could share any proposed uses for the property. Mr. McIntosh stated that they are proposing four lots. He stated that there will be a Valvoline, Jason's Deli with a drive-through, a retail building anchored by AT&T, and on the hard corner they are preleasing a 10,250 square foot retail building. Mr. McIntosh stated that this is phase one of the development. He thought that they would be back in a couple of months with phase two of the project. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Woodruff, to close the public hearing and approve

the proposed preliminary-final replat as recommended by Staff, with a vote of 7-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Ms. Samantha Pickett, Planning Manager for the City of McKinney, gave a brief update on the Legislative items. She stated that the recent ordinance amendments were approved by City Council last week. Ms. Pickett stated that the Commission would start to see a new Staff Report format for plats. She stated that the Commission may be seeing a varying amount of items on the Consent Agenda. Ms. Pickett stated that one of the new state laws requires that we allow for citizen comments at public meetings. She stated that on the next agenda there will be a Citizen Comments portion to allow for open comments to be made during the meeting.

On a motion by Commission Member McCall, seconded by Commission Member Haeckler, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:23 p.m.

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BILL COX  
Chairman