

Draft - Planning and Zoning Commission Meeting Minutes of April 12, 2016:

16-075SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McKinney Fire Station #9, Located Approximately 3,160 Feet North of US Highway 380 (University Drive) and on the East Side of Lake Forest Drive

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed site plan request for a 15,000 square foot fire station for the City of McKinney (McKinney Fire Station #9). She stated that the applicant was requesting to use a living plant screen composed of Nellie R. Stevens holly 6 feet at the time of planting to screen the heating and air conditioning equipment located on the north and west sides of the building and an alternate screening device consisting of architecturally finished metal and a living screen to screen the generator located on the east side of the building. Ms. Galicia stated that the applicant was also requesting a variance to waive the screening requirement for the apparatus bay doors which are visible from nonresidential properties located to the north and from the view of future public right-of-way (Summit View Drive) to the south. She stated that the required screening would hinder access to the north and south sides of the apparatus bay doors and the necessary circulation for the fire trucks to maneuver within the site. Ms. Galicia stated that Staff recognizes the constraints of the site and agrees that the screening would interfere with the functionality of the site. She stated that Staff recommended approval of the proposed site plan and variance requests as conditioned in the Staff report. She offered to answer questions. There were none.

Mr. Jonathan Hake, Cross Engineering, 131 S. Tennessee St., McKinney, TX, stated that he concurred with the Staff report and offered to answer questions.

Alternate Commission Member McReynolds asked Mr. Hake why they used different graphics on the Proposed Landscape Plan. Mr. Hake stated that was showing the fire lane paving.

Vice-Chairman Zepp opened the public hearing and called for comments.

Mr. Brian Heard, 5000 Summit View Dr., McKinney, TX, spoke in opposition to the site plan request. He expressed concerns regarding traffic flow on Lake Forest, potential street light at Lake Forest and Summit View Dr., noise levels, and lights during the night. Mr. Heard asked when the emergency vehicles would turn on their lights and sirens when responding to an emergency. He gave the example of waiting to turn them on until the vehicles were further down the street. Mr. Heard stated that this area was the far north side of McKinney and Prosper was just across the street. He asked if the fire station could be built on Highway 380 (University Dr.) near the Baylor hospital.

Mr. Brian Lockley, Director of Planning for the City of McKinney, asked if Mr. Heard had concerns or questions regarding the proposed site layout and design. Mr. Heard stated that the proposed site plan was beautiful.

Mr. Lockley asked if Mr. Heard's main concerns were operational issues of the future fire station at this location. Mr. Heard said yes. He expressed concerns regarding operational issues, noise levels, and the value of his property. Mr. Lockley explained that the Planning and Zoning Commission would make a recommendation to City Council regarding the proposed site plan. He stated that City Council would have the final say on this item. Mr. Lockley suggested that Mr. Heard share his contact information with Staff, so that the McKinney Fire Department Staff could contact him and other surrounding property owners prior to the City Council meeting to explain the operational aspect. Mr.

Lockley stated that there would also be a public hearing held at the City Council meeting where they could voice their comments and/or concerns.

On a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed site plan and associated variances as conditioned in the Staff report, with a vote of 7-0-0.

Vice-Chairman Zepp stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 3, 2016.