

PLANNING AND ZONING COMMISSION

OCTOBER 14, 2014

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, October 14, 2014 at 6:00 p.m.

Commission Members Present: Chairman Rick Franklin, Vice-Chairman Matt Hilton, Jim Gilmore, Deanna Kuykendall, Mark McReynolds, and Eric Zepp

Commission Member Absent: Dick Stevens

City Staff Present: City Secretary Sandy Hart, Assistant Director of Development Services Rick Leisner, Director of Planning Michael Quint, Planning Managers Brandon Opiela and Matt Robinson, Planner II Samantha Pickett, Planner Eleana Galicia, and Administrative Assistant Terri Ramey

There were approximately thirty guests present.

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

Chairman Franklin 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 only heard by the Planning and Zoning Commission and others would be forwarded on to City Council. Chairman Franklin stated that he would advise the audience if the case will go on to City Council or be heard only by the Planning and Zoning Commission. 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. Chairman Franklin 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 the issues.

14-1023 Oath of Office

Ms. Sandy Hart, City Secretary for the City of McKinney, gave the Oaths of Office to Jim Gilmore, Deanna Kuykendall, and Eric Zepp.

14-1024 Election of Chair and Vice-Chair

The Board unanimously approved the motion by Commission Member Gilmore, seconded by Commission Member McReynolds, to re-elect Rick Franklin as Chairman, with a vote of 6-0-0.

The Board unanimously approved the motion by Commission Member Gilmore, seconded by Chairman Franklin, to elect Matt Hilton as Vice-Chairman, with a vote of 6-0-0.

Chairman Franklin continued the meeting with the Consent Items.

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

14-1025 Minutes of the Planning and Zoning Commission Regular Meeting of September 23, 2014

14-083PF Consider/Discuss/Act on a Preliminary-Final Plat for 98 Single Family Residential Lots, 1 Commercial Lot, and 9 Common Areas (Wilmeth Ridge South), Being Fewer than 58 Acres, Located Approximately 860 Feet West of C.R. 160 and on the South Side of C.R. 161 (Wilmeth Road)

14-087PF Consider/Discuss/Act on a Preliminary-Final Plat for 218 Single Family Residential Lots, 3 Commercial Lots and 7 Common Areas (Wilmeth Ridge North), Being Fewer than 74 Acres, Located on the East Side of C.R. 161 (Ridge Road) and on the North Side of Wilmeth Road

14-280PF Consider/Discuss/Act on a Preliminary-Final Plat for Virginia Parkway Phase 5B, Located on the East Side of Coit Road and Extending Approximately 1,100 Feet to the East

END OF CONSENT AGENDA

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

13-195Z6 Conduct a Public Hearing to Consider/Discuss/Act on a Rezone Fewer than 13 Acres from "PD" - Planned Development District to "PD" - Planned Development District, to Allow for Townhome Uses and to Modify the Development Standards, Located Approximately 600 Feet South of Virginia Parkway and on the East Side of Hardin Boulevard

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request, gave a brief history of the revisions submitted on the request, and discussed some of Staff's concerns. She stated that additional letters of

support were distributed to the Commission prior to the meeting. Ms. Pickett stated that Staff recommends denial of the proposed rezoning request due to lack of conformance with the City Council's goal of preserving and developing the non-residential tax base; however, she also stated that it was Staff's professional opinion that the townhome use could be an appropriate transition between the future commercial uses to the north and the existing single family residential development to the south.

Commission Member Gilmore asked if the property was in the 100-year floodplain. Ms. Pickett stated that the applicant was working on a floodplain study and suggested that they answer the question.

Mr. Adam Buczek, Skorburg Company, 8214 Westchester, Suite # 170, Dallas, TX, discussed the proposed rezoning request and showed a PowerPoint presentation. He briefly discussed the floodplain study that was recently completed. Mr. Buczek stated that they held three public meetings with the surrounding neighbors to discuss the project.

Chairman Franklin asked Mr. Buczek if he was comfortable with Staff's recommendations. Mr. Buczek said yes.

Vice-Chairman Hilton thanked the applicant for the time they spent working with City Council, Planning and Zoning Commission, and City Staff on this request.

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

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 4, 2014.

14-227Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone Fewer than 26 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Westridge Boulevard and Approximately 320 Feet West of Independence Parkway; and on the South Side of Westridge Boulevard and on the East Side of Coit Road

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the Staff report.

Mr. Warren Corwin, Corwin Engineering, Inc., 200 W. Belmont, Allen, TX, offered to answer questions regarding the rezoning request. There were none.

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

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 21, 2014.

14-202Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone Fewer than 79 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 Allow for Single Family Detached Residential, Commercial, Office and Multi-Family Residential Uses, Located on the Southwest Corner of Collin McKinney Parkway and Alma Road

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that a revised Staff report and letters of support were distributed to the Commission prior to the meeting. Ms. Pickett stated that Staff recommends denial of the proposed rezoning request due to lack of conformance with the City Council's goal of preserving and developing the non-residential tax base; however, she also stated that it was Staff's professional opinion that the request appropriately outlines a more comprehensive development scheme reflecting the current market and development trends.

Mr. Robert Roeder; Abernathy, Roeder, Boyd & Joplin, P.C.; 1700 Redbud, McKinney, TX, explained the proposed rezoning request.

Commission Member Gilmore asked for clarification on the “UC1” – Craig Ranch Urban Core-1 character district. Mr. Roeder briefly explained what they plan to develop in that area.

Vice-Chairman Hilton asked for clarification on the “USF” – Craig Ranch Urban Single Family character district. Mr. Roeder stated that it would be very dense single-family detached product and gave a brief description of the setbacks for the lots. He stated that it would be a high-end residential product.

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

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 4, 2014.

14-268MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R-A and 3, Block A, of the Shops at Eagle Point Addition, Being Less than 1 Acre, Located on the West Side of Custer Road and Approximately 1,250 Feet South of U.S. Highway 380 (University Drive)

Ms. Samantha Pickett, Planner for the City of McKinney, explained the proposed minor replat. She stated that Staff recommends approval of the proposed minor replat as conditioned in the Staff report.

The applicant was not present at the meeting.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member McReynolds, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing and approve the minor replat as recommended by Staff, with a vote of 6-0-0.

Chairperson Franklin stated that the Planning and Zoning Commission is the final approval authority for the proposed minor replat.

14-251PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 55 Single Family Residential Lots and 7 Common Areas, Being Fewer than 19 Acres, Located on the Northwest Corner of Fleetwood Street and State Boulevard

Mr. Brandon Opiela, Planning Manager for the City of McKinney, explained the proposed preliminary-final replat. He stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff report.

Mr. Trevor Cross, Southern Land Company, 1550 W. McEwen Dr., Franklin, TN, offered to answer questions on the request. There were none.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Vice-Chairman Hilton, the Commission voted unanimously to close the public hearing and approve the proposed preliminary-final replat request as recommended in the Staff report, with a vote of 6-0-0.

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

Commission Member Zepp stepped down during the consideration of this item, due to a possible conflict of interest.

14-269ME Conduct a Public Hearing to Consider/Discuss/Act on a Meritorious Exception for the McKinney Urban Village, Being Fewer 10 Acres, Located Approximately 975 Feet South of Spur 399 and Approximately 590 Feet East of Medical Center Drive

Ms. Samantha Pickett, Planner for the City of McKinney, explained the proposed meritorious exception and Staff's concerns. She stated that Staff recommends denial of the proposed meritorious exception due to the proposed building elevations' inability to ensure that an innovation or exceptional quality building will be constructed.

Mr. Paris Rutherford, Catalyst Urban Development, 7001 Preston Rd., Dallas, TX, explained the proposed meritorious exception and showed a PowerPoint presentation.

Chairman Franklin asked about the total percentage of masonry materials on the exterior. Mr. Rutherford stated that they requested 75% masonry in their letter of intent. He stated that the City's requirement to count each exterior side of the structure individually made it hard to reach a higher masonry percentage.

Commission Member Gilmore asked for the material proposed for the trellis parking structures. Mr. Rutherford stated that they were proposed to construct them out of painted wood.

Chairman Franklin asked if the trellis parking structures would have a solid roof. Mr. Rutherford said yes, that there would be sheathing under the top side of the structures to protect the vehicles from the elements. He stated that they also plan to bring planting material on top of the structures as well for a garden courtyard appearance.

Vice-Chairman Hilton had concerns about the longevity of the wooden trellis parking structures. Mr. Rutherford stated that other materials could be used; however, he felt painted wood would be the best for the design that they wanted to achieve. He stated that they would need to estimate the cost of replacing the wooden trellis parking structures in their planned expenses.

Chairman Franklin asked if the applicant would consider adding masonry columns to the parking structures. Mr. Rutherford was not in favor of adding masonry columns due to the additional width required, which would take up additional parking space area.

Commission Member McReynolds asked if the applicant had considered using a fiberglass material to build the parking structures. Mr. Rutherford stated that they could use other materials as long as it looked like painted wood. He stated that they wanted to build a high quality product.

Chairman Franklin asked Mr. Michael Quint, Director of Planning for the City of McKinney, if the applicant was required to have covered parking. Mr. Quint said no. Mr. Rutherford stated that a third of the parking for the development would be tuck-under garage parking. He stated that the proposed parking lot would have trees planted around it to create a courtyard feel.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Vice-Chairman Hilton, the Commission voted to close the public hearing, with a vote of 5-0-1. Commission Member Zepp abstained.

Vice-Chairman Hilton asked if Staff had a different professional opinion on the request. Mr. Quint said no, that Staff's professional opinion was the recommendation given and briefly explained the recommendation.

Commission Member McReynolds felt that the Zoning Ordinance needed to be revised to calculate the façade instead of each exterior wall when calculating the masonry percentages. He stated that he was in favor of the request and explained why.

Chairman Franklin had issues with the material being used on the parking structures and the longevity of the structures. Commission Member McReynolds stated that other materials would hold up better than painted wood. He suggested a fiberglass material be used on the structures instead of painted wood

On a motion by Commission Member McReynolds, seconded by Vice-Chairman Hilton, the Commission voted to approve the meritorious exception with the agreement that the parking structures would be made using a fiberglass material instead of wood, with a vote of 5-0-1. Commission Member Zepp abstained.

Chairperson Franklin stated that the Planning and Zoning Commission is the final approval authority for the proposed meritorious exception.

Commission Member Zepp returned to the meeting.

14-239SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office Building (North Texas Surveying), Being Less than 1 Acre, Located Approximately 670 Feet West of College Street and on the North Side of U.S. Highway 380 (University Drive)

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained the proposed site plan. He stated that Staff recommends approval of the proposed site plan as conditioned in the staff report; however, the applicant was requesting to use an alternate screening device (8' tall wood fence along the northern property line) that Staff could not support.

Mr. Michael Arthur, North Texas Surveying, 1515 S. McDonald St., McKinney, TX, discussed the proposed site plan. He stated that four of his surrounding neighbors were in support of the request.

Chairman Franklin had questions regarding the applicant planting additional trees along the back fence. Mr. Robinson stated that Staff was recommending that the applicant plant three additional trees along the back of the property line.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member McReynolds, seconded by Commission Member Zepp, the Commission voted unanimously to close the public

hearing and approve the proposed site plan as conditioned in the staff report and to approve the 8' tall wood fence as requested by the applicant, with a vote of 6-0-0.

Chairman Franklin stated that the Planning and Zoning Commission was the final approval authority for the proposed site plan.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Mr. Michael Quint, Director of Planning for the City of McKinney, congratulated Rick Franklin on being appointed Chairman and Matt Hilton on being appointed Vice-Chairman to the Planning and Zoning Commission. He welcomed the new members, Deanna Kuykendall and Eric Zepp, to the Commission.

There being no further business, Chairman Franklin declared the meeting adjourned at 6:58 p.m.

RICK FRANKLIN
Chairman