

## **PLANNING AND ZONING COMMISSION**

**AUGUST 23, 2016**

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, August 23, 2016 at 6:00 p.m.

City Council Members Present: Chuck Branch and Travis Ussery

Commission Members Present: Chairman Bill Cox, Janet Cobbel, Deanna Kuykendall, Cameron McCall, Brian Mantzey, Pamela Smith, and Mark McReynolds – Alternate

Commission Member Absent: Vice-Chairman Eric Zepp

Staff Present: Director of Planning Brian Lockley; Development Manager Brandon Opiela; Planning Manager Matt Robinson; Facilities Construction Manager Patricia Jackson; Planners Eleana Galicia, Danielle Quintanilla, and Melissa Spriegel; and Administrative Assistant Terri Ramey

There were eight guests present.

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

Chairman Cox 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 Cox 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 stated that guests would need to limit their remarks to three minutes and speak only once. Chairman Cox 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 to yellow, and when the time is up the light will change to red. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

Chairman Cox continued the meeting with the Consent Items.

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

**16-862 Minutes of the Planning and Zoning Commission Work Session of August 9, 2016**

**16-863 Minutes of the Planning and Zoning Commission Regular Meeting of August 9, 2016**

**END OF CONSENT**

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

**16-165SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Storage Facility (Simply Storage), Located Approximately 350 Feet North of McKinney Ranch Parkway and on the East Side of Hardin Boulevard (REQUEST TO BE TABLED)**

Ms. Eleana Galicia, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the September 13, 2016 Planning and Zoning Commission meeting per the applicant's request. She offered to answer questions.

Chairman Cox asked if the surrounding residents would be renotified for the next meeting for this item. Ms. Galicia stated that they would not be renotified if the public hearing was continued.

Chairman Cox opened the public hearing and called for comments.

Mr. John Haggarty, 2809 Vail Drive, McKinney, TX, stated that he lived directly behind the Simply Storage property. He stated that he was the Vice-President of the homeowner's association for his subdivision. Mr. Haggarty stated that they were in favor of the proposed development; however, they preferred that the proposed wall would not be built. He stated that they were in support of the extension of Denver Drive not going all the way over to McKinney Ranch Parkway due to traffic and safety concerns. Mr. Haggarty stated that they liked the proposed green space and that it would help buffer the new stadium.

On a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to continue the public hearing and table the proposed specific use permit request to the September 13, 2016 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**16-233Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "C2" - Local Commercial District, Located Approximately 425 Feet**

**East of Jordan Road and on the South Side of Virginia  
Parkway (REQUEST TO BE TABLED)**

Ms. Eleana Galicia, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the September 13, 2016 Planning and Zoning Commission meeting per the applicant's request. She offered to answer questions.

Commission Member Smith asked why the item was being tabled. Ms. Galicia stated that the applicant wanted the zoning request and associated specific use permit to be considered at the same Planning and Zoning Commission meeting. She stated that the applicant was making some modifications to the site; therefore, the specific use permit request needed to be tabled to another meeting.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Alternate Commission Member McReynolds, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the September 13, 2016 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**16-234SUP Conduct a Public Hearing to Consider/Discuss/Act on a  
Specific Use Permit Request for an Automotive Service  
and Repair Facility (Honest Auto Service), Located  
Approximately 425 Feet East of Jordan Road and on the  
South Side of Virginia Parkway (REQUEST TO BE  
TABLED)**

Ms. Eleana Galicia, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the September 13, 2016 Planning and Zoning Commission meeting per the applicant's request. She offered to answer questions. There were none.

Chairman Cox asked if the applicant would like to make any comments on the request. Mr. Don Paschal, 904 Parkwood Ct., McKinney, TX, stated that he did not feel the need to make any comments at this time.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Mantzey, seconded by Commission Member McCall, the Commission voted unanimously to continue the public hearing and table the proposed specific use permit request to the September 13, 2016 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**16-216SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office and Storage Facility (Public Safety Building), Located Approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive**

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed site plan request. She stated that the City of McKinney was planning to construct a 27,501 square foot Public Safety office and storage facility. Ms. Quintanilla stated that typically site plans were administratively approved by Staff; however, since this was a City project the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the September 20, 2016 meeting. She stated that Staff recommended approval of the proposed site plan as conditioned in the Staff report and offered to answer questions. There were none.

Ms. Patricia Jackson, Facilities Construction Manager for the City of McKinney, concurred with the Staff report and offered to answer questions.

Chairman Cox wanted to clarify that she was in agreement with the conditions listed in the Staff report. Ms. Jackson said yes.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Smith, the Commission voted unanimously to close the public hearing and recommend approval of the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 20, 2016.

**16-161SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Professional Office Condominiums (Golf Course Office West Addition), Located Approximately 445 Feet North of Westridge Boulevard and on the West Side of Custer Road**

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed site plan request. She stated that the applicant was planning to construct professional office condominiums which included ten office buildings approximately 4,900 square feet each. Ms. Spriegel stated that site plans could typically be approved by Staff; however, the applicant was requesting to utilize a living plant screen composed of Cleyera 42" at the time of planting to screen the heating and air conditioning equipment located on the north side of the northeastern most building from Custer Road. She stated that Staff has

no objections of the request to use the living plant screen and recommended approval of the proposed site plan as conditioned in the Staff report and offered to answer questions. There were none.

Mr. Arlyn Samuelson, Westwood Professional Services, 1512 Bray Central Dr., McKinney, TX, discussed the site plan and living plant screen request. He concurred with the Staff report and offered to answer questions.

Commission Member McCall asked if the proposed development was far enough from the nearby driving range that golf balls would not be an issue. Mr. Samuelson stated that a large, tall screen, similar to the net that Top Golf had on their property, was planned to be installed to catch golf balls.

Alternate Commission Member McReynolds asked if this one location was the only proposed screening for all of the heating and air conditioning equipment around the building. Mr. Samuelson stated that was correct. He stated that they proposed an "L" shaped living plant screen to screen all of those from the Custer Road right-of-way.

Commission Member Smith asked about the Cleyera proposed to be planted for the living plant screen. Mr. Samuelson stated that it was on the City's accepted plant list for living screening material. He stated that he did not believe that the Cleyera grew as tall and massive as some of the other approved screening plants. Mr. Samuelson stated that they were trying to keep it shorter, so that it did not obstruct the view from some of the windows of the building.

Commission Member Smith asked if the exception was a height issue. Mr. Samuelson said yes.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Mantzey, seconded by Alternate Commission Member McReynolds, the Commission voted unanimously to close the public hearing and approval of the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final authority on this site plan request.

**16-081PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 17R, 18 and 19, Block A, of the Village Park Phase 1A Addition, Located on the Northwest Corner of Collin McKinney Parkway and Lake Forest Drive**

Mr. Brian Lockley, Director of Planning 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 and offered to answer questions. There were none.

Mr. Jonathan Schnidler, 4821 Merlot Ave., Grapevine, TX, stated that he 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 Mantzey, seconded by Commission Member Cobbel, the Commission voted unanimously to close the public hearing and approve the proposed preliminary-final replat as conditioned in the Staff report, with a vote of 7-0-0.

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

**END OF THE REGULAR ITEMS AND PUBLIC HEARING ITEMS**

Chairman Cox thanked the City Council Members for attending the meeting and Staff for their hard work.

Commission Member Smith asked about possible upcoming training opportunities. Mr. Brian Lockley, Director of Planning for the City of McKinney, stated that Staff was researching into options and should be sending some information to the Commission shortly.

There being no further business, Chairman Cox declared the meeting adjourned at 6:26 p.m.

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BILL COX  
Chairman