

13-241Z2 Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on the Request by Bob Tomes Ford, on Behalf of McKinney Lone Star Enterprises, L.P., for Approval of a Request to Rezone Fewer than 6 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southeast Corner of Park View Avenue and North Brook Drive, and Accompanying Ordinance. Director of Planning Michael Quint stated that the applicant is requesting to rezone approximately 5.32 acres of land, located on the southeast corner of Park View Avenue and North Brook Drive from "PD" - Planned Development District to "PD" - Planned Development District, generally to reduce the required landscape buffer from 60 feet to 20 feet along Park View Avenue and to modify the screening requirements for the storage of vehicles on the property. There is currently a collision center on the northern portion of the subject property, and the applicant has indicated their intent to expand the collision center and install additional parking spaces for the storage of vehicles onto the southern portion of the lot. The subject property was previously rezoned in 1999 in order to allow an auto paint and body shop on the property. The existing 60 foot landscape buffer along Park View Avenue was put in place as part of "PD" - Planned Development District Ordinance No. 99-04-38 specifically to mitigate any land use conflicts with surrounding properties (including single family residential and park uses) that were created by adding the auto painting and body shop use

to the subject property. The applicant is also proposing to construct a six foot tall masonry screening wall along Parkview Avenue to screen the storage of vehicles as shown on the attached layout. The applicant is also proposing a six foot tall wrought iron fence with sufficient evergreen landscaping to create a screening effect along the eastern property line as shown on the layout. Mr. Quint stated that staff is recommending denial of this request and stated that they don't see that anything has changed from 1999 when Council adopted the 60 foot landscape buffer. Applicant, Mr. Bob Tomes, 6009 Settlement Way, McKinney, stated that they have seen the growth of McKinney in a very positive fashion and because of the city's growth, they have entered into an agreement to plan and execute an expansion of their parts and services facilities and expanding their service department with 12 service bays and a high speed car wash. By doing those expansions they have a shortage of parking spaces for 70-85 new vehicles and trucks. He stated that the proposed development would only be for new vehicles and nothing else. Mr. Tomes stated that they are looking for available land whether they will be able to build a parts distribution center. He stated that the area on the Parkview land will remain with the 60 foot setback as they have honored for the last 15 years. Council member Pogue asked if Mr. Tomes would be willing to introduce a prohibition of any new structure on the area covered in this request. Mr. Tomes stated that he would be willing to introduce that prohibition on an expansion of

their collision repair center to the west and where they would cap the service expansion to 9,500 square feet, if at some point in the future, they would want to add another 6-10 service stalls. He would embrace the prohibition on honoring and the preserving the greenbelt of the 60 foot setback on the area to the west and the entire area surrounding of the collision repair center on the north portion of that plat.

Mayor Loughmiller called for public comment.

The following individuals spoke against the zoning request:

Ms. Leslie Vestal, 2334 North Ridge Road, McKinney

Mr. Tim Smolen, 908 Inland, McKinney

Ms. Laney Baker, McKinney

Ms. Holly Baker, 612 Dogwood Trail, McKinney

Ms. Zoe Baker, McKinney

Ms. Stacy Tritt, 605 Dogwood Trail, McKinney

Ms. Mary Carole Strother, 2404 Rockhill, McKinney

Ms. Jeannie Graham, 2329 North Ridge Road, McKinney

Mr. Ralph Graham, 2329 North Ridge Road, McKinney

Ms. Helene Gilbert, 114 Poppy Lane, McKinney

Ms. Nita Lucassen, 2333 Cuesta Lane, McKinney

Mr. Bill Stewart, 406 Dogwood Trail, McKinney

The following individual spoke in favor of the zoning request:

Mr. Jon David Cross, 131 S. Tennessee Street, McKinney

The following individuals did not wish to speak but wanted their

opposition to this zoning request entered into the record:

Ms. Eva Biddle, 2335 Cuesta Lane, McKinney

Ms. Jessica Mauerhan, 2234 Brookview Drive, McKinney

Mr. Alex Vestal, 2334 North Ridge Road, McKinney

Ms. Cassie Vestal, 2334 North Ridge Road, McKinney

Mr. Tim Strother, 2404 Rockhill, McKinney

Mr. Ward Vestal, 2334 North Ridge Road, McKinney

Ms. Tammy Smolen, 908 Inland, McKinney

Ms. Gloria Drumm, 1008 Inland Lane, McKinney

Ms. Rachel Constantinescu, 103 Poppy Lane, McKinney

Ms. Denise Dobbs, 815 Inland Lane, McKinney

Ms. Melanie Stewart, 406 Dogwood Trail, McKinney

Mayor Loughmiller stated that he is recommending this item be tabled to allow for a meeting with the residents and the developer. Council unanimously approved the motion by Mayor Loughmiller, seconded by Mayor Pro-Tem Ussery, to continue the public hearing and table this item to the January 21st meeting.