

Planning and Zoning Commission Meeting Minutes of September 23, 2014:

14-946 Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend Landscape Requirements, Tree Preservation and Appendix A (Plants Approved For Landscape Requirements) of Chapter 146, of the Zoning Regulations

Ms. Emily Braht, Landscape Architect for the City of McKinney, explained the proposed amendments to Chapter 146 of the Zoning Ordinance.

Commission Member McReynolds asked who currently provided the landscape plans. Ms. Braht stated that it varies. She stated that currently a Landscape Architect or possibly an Engineer on the project could submit the landscape and screening plans.

Commission Member McReynolds expressed concerns about limited it to just a Landscape Architect and the additional time and money that may be involved. He asked when a Landscape Architect would not need to be involved under the new regulations. Ms. Braht stated that a Landscape Architect would not be needed on smaller projects. She stated that on larger projects, such as Multi-family, a Landscape Architect could add to the quality of the project. Ms. Braht stated that it took more time on larger projects when a Landscape Architect was not involved. Commission Member McReynolds felt that it needed to be defined in the requirements as to when a Landscape Architect was required and when they were not required on a project.

Chairman Franklin asked if there was a timeframe as to when a landscape plan was submitted that the applicant would receive comments from Staff. Ms. Braht said yes. Mr. Quint stated that there were internal review timelines on responding to submittals and revisions. He stated that Staff tracks that these deadlines are met.

Commission Member Gilmore asked if the Homeowner's Association (HOA) could trump the City's landscaping requirements. Mr. Quint stated that a HOA could be more restrictive than the City's requirements; however, not less restrictive.

Ms. Braht stated that the Appendix A was a starting point for suggested landscaping. She stated that she was willing to research into other planting materials to see if they would work well in our area or not if an applicant wished to use a different planting material.

Chairman Franklin opened the public hearing and called for comments.

Mr. Thomas George, 1208 Forest Lake Cir., McKinney, TX, stated that he was a Stonebridge Ranch HOA Board Member and Liaison to the Landscape and Grounds Committee. He requested that the request be tabled to allow more time to review the approved plant list. Mr. George stated that Stonebridge Ranch recently reviewed their approved plant list with various experts, which he distributed copies to the Commission and Staff. He stated that the Stonebridge Ranch Landscape and Grounds Committee would like to work with Staff on the City's approved plant list. Commission Member Gilmore stated that Stonebridge Ranch could have their own approved plant list that was different from the City's approved plant list. Mr. George stated that they wanted to share what they had learned during their update. Commission Member Stevens was in favor of the City Staff working with the Stonebridge Ranch Landscape and Grounds Committee. Ms. Braht stated that she was willing to work with them.

On a motion by Vice-Chairman Bush, seconded by Commission Member Gilmore, the Commission voted to close the public hearing and table the proposed changes to Chapter 146 of the Zoning Ordinance to the October 28, 2014 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 4-3-0. Commission Members Hilton, Stevens, and Thompson voted against the motion.