

## PLANNING AND ZONING COMMISSION

**AUGUST 28, 2018**

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, August, 28, 2018 at 6:06 p.m.

City Council Present: Mayor George C. Fuller and Charlie Philips

Commission Member Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Deanna Kuykendall, Cam McCall, Mark McReynolds, and Pamela Smith

Commission Member Absent: Janet Cobbel

Staff Present: Interim Director of Planning Jennifer Arnold; Planner II Aaron Bloxham; Planners Melissa Spriegel, David Soto, Rhys Wilson, and Kaitlin Gibbon; and Administrative Assistant Terri Ramey

There were approximately eight guests present.

Chairman Cox called the meeting to order at 6:06 p.m. after determining a quorum was present.

The Commission unanimously approved the motion by Commission Member McCall, seconded by Commission Member Kuykendall, to approve the following Consent item.

**18-718** Minutes of the Planning and Zoning Commission Regular Meeting of August 14, 2018

END OF CONSENT

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

**18-0094FR** Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for an Automobile Dealership (Porsche McKinney), Located on the Northeast Corner of Hardin Boulevard and State Highway 121 (Sam Rayburn Tollway) (REQUEST TO BE TABLED). Ms. Melissa Spriegel, AICP, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely to allow Staff to continue working with the applicant. She offered to answer questions. There were none. The applicant was not present to give a

presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and table the proposed facade plan appeal indefinitely per Staff's recommendation.

**18-0014SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Utility Substation (GCEC), Located approximately 2420 feet East of Hardin Boulevard and on the North side of State Highway 121 (Sam Rayburn Tollway) (REQUEST TO BE TABLED). Mr. David Soto, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely to allow Staff to continue working with the applicant. He offered to answer questions. There were none. The applicant was not present to give a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and table the proposed specific use permit request indefinitely per Staff's recommendation.

**18-0084Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard. Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 42.07 acres of land, generally to modify the development standards. Ms. Spriegel stated that the property was rezoned in May 2018 for commercial uses with additional

regulations for hotel/motel uses, lot layout, and height limitations. She stated that the proposed standards still maintain those same regulations; however, allow for some modifications to be made at the Staff level. Ms. Spriegel stated that given that the changes are minor in nature and remain consistent with the nearby commercial development, Staff is of the professional opinion that the proposed rezoning request is appropriate for the subject property. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Smith asked if Staff is requesting leeway in where the proposed building would be located on lot 13. Ms. Spriegel said yes. She stated that the current "PD – Planned Development district calls out for the proposed development to be developed exactly as shown on the included layout. Ms. Spriegel stated that the proposed changes would allow the footprint of the building to shift on the lot and possibly slight changes to the parking for the site; however, the proposed building would still be developed on lot 13. Commission Member Smith asked if the request was due to the applicant getting further along in the project and realizing that they definitely needed to shift the location of the building on the lot. Ms. Spriegel stated that she believed that was correct; however, she would defer the question to the applicant. Commission Member Smith asked if the distance of the proposed hotel building from the nearby school would remain the same as currently approved. Ms. Spriegel stated that the original "PD" – Planned Development district did not specify a distance from the school. Ms. Jennifer Arnold, Interim Director of Planning for the City of McKinney, stated that it was her understanding that they were proposing to move the hotel building further away from the school. She stated that Staff would defer to the applicant on this question. Ms. Arnold stated that the way the hotel would be oriented on lot 13 would not change. Vice-Chairman Mantzey asked if the proposed rezoning was a

result of City Council's additions to the zoning from when the approved request for this site was presented to them. Ms. Spriegel said yes, that the applicant is requesting changes to the additional provisions that were added at the City Council level. Mr. Jonathan Kerby, Kimley-Horn & Associates, Inc., 260 East Davis Street, McKinney, TX, concurred with the Staff report and offered to answer questions. He stated that the hotel would be moved approximately 95 feet northeast from the location on the current approved layout. Chairman Cox opened the public hearing and called for comments. There were none. Commission Member Smith stated that she was excited to see this project come to fruition. On a motion by Commission Member Smith, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 18, 2018.

**17-0018SP** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Parking Lot Addition for McClure Elementary School, Located Approximately 1,500 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Ridge Road. Mr. David Soto, Planner I for the City of McKinney, explained the proposed site plan request. He stated that the applicant is proposing to construct a parking lot addition for McClure Elementary School. Mr. Soto stated that site plans can typically be approved by Staff; however, the applicant is requesting to utilize the existing dense tree line and creek bed vegetation along the property line and proposing to plant 15 new canopy trees consisting of Live Oak and Chinese Pistache to screen the subject property. He stated that a typically a screening device is required between commercial and residential development. Mr. Soto stated that when the school was built in 2009, they requested use the existing vegetation as screening. He

stated that for this request Staff asked for additional landscaping be installed, resulting in the additional 15 trees being proposed. Mr. Soto stated that given that this will be a continuation of the screening on the adjacent school lot, and the new and existing trees will provide a sufficiently dense buffer, it is Staff's professional opinion that the proposed alternate screening device will serve as adequate screening between the parking lot for the elementary school and the adjacent single family residential uses. He stated that Staff recommends approval of the applicant's request and offered to answer questions. There were none. Mr. Frank Canedy, RLK Engineering, 111 W. Main Street, Allen, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Mr. Craig Heatter, 6209 Higier Court, McKinney, TX, stated that the Ridgecrest Homeowners Association was made aware of this request a couple of weeks ago. He stated that the Ridgecrest development is located behind McClure Elementary School. Mr. Heatter asked about the notification process, since not all of the Ridgecrest homeowners received a notification about the request. He suggested that the homeowners association (HOA) be notified of future developments nearby, so that they could communicate that with all of their residents. Mr. Heatter expressed concerns about possible noise issues. He questioned if another parking lot was needed for the school property. Mr. Heatter felt that there was currently plenty of parking at the school. He asked if the proposed parking would be permanent or if it could later be rezoned and developed as something else. Mr. Canedy stated that McClure Elementary School is growing and they host special events, which the current parking is not able to handle. He stated that the proposed parking lot would be made out of concrete and would be a permanent feature on the property. Mr. Canedy stated that currently there are no plans for additional development at the site. Chairman Cox

asked about the proposed screening. Mr. Canedy stated that there would be no disturbance. He stated that they were adding additional trees to the screening per Staff's request. Mr. Canedy stated that there is a thick line of trees currently on the property. Vice-Chairman Mantzey asked how many acres were currently developed on the property. Mr. Canedy stated that it was approximately two acres. He stated that the request is for overflow parking for special events. Mr. Canedy stated that there is approximately three undeveloped acres located around the proposed parking lot. Mr. Heatter asked if the properties that border the subject property were notified about this request. Mr. Soto said yes and all properties located within 200-feet of the subject property were notified as required by State Law. Mr. Heatter stated that there is an access issue trying to get from Ridgecrest over to McClure Elementary School. He asked who with the City of McKinney might be able to address getting a walkway and bike trail for the children. Ms. Arnold stated that Ms. Robyn Root with the City of McKinney Engineering Department would be a good contact. Chairman Cox stated that Staff could share Ms. Root's contact information with him after the meeting. Ms. Arnold also suggested that he could discuss it during the public comments portion at a City Council meeting. Mr. Heatter asked if there was a summary of this request that he could upload on their website to share with other homeowners. Ms. Arnold stated that the Planning and Zoning Commission meeting packet is posted on the City's website on the Friday prior to the meeting. She stated that Staff could help him with where to find the information on the City's website after the meeting. Mr. Heatter stated that he would appreciate it. Mr. Bruce Lane, Jr., 1201 Gray Branch Road, McKinney, TX, stated that he lives on 16 acres that is located across the street on Ridge Road. He stated that he has two entrances to his property. Mr. Lane stated that he is very much aware of when the school was built and the growth of the school. He stated

that when the school opened it has 320 students. Mr. Lane stated that there are 750 students today with only 125 parking spaces. He stated that whenever the school hosts a special event people park on Ridge Road. Mr. Lane stated that the McKinney Police Department does not like vehicles parked on a major thoroughfare. He stated that people park on Ridge Road is causing traffic issues. Mr. Lane stated that it was mandatory that this parking lot be built. He stated that he was in favor of the request. Mr. Lane stated that McClure Elementary School was one of the finest elementary schools in Collin County. He stated that we should all be proud of it. On a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed site plan as conditioned in the Staff Report.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Commission Member Smith asked if there was any training opportunities available for the Commission. Ms. Jennifer Arnold, Interim Director of Planning for the City of McKinney, stated that Staff would research into it and get back with the Commission.

Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:35 p.m.

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BILL COX  
Chairman