

Planning and Zoning Commission Meeting Minutes of December 10, 2013:

13-255Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Hendrick Automotive Group, on Behalf of Carleton Group II, Inc., 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 Rockhill Road and Wilson Creek Boulevard

Mr. Steven Duong, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends denial of the proposed rezoning request due to the incompatibility of the proposed auto painting and body shop use with adjacent residential uses.

Commission Member Gilmore asked about the zoning of the property to the east of this proposed rezoning request. Mr. Duong stated that property was currently zoned for residential uses.

Chairman Clark asked if Wilson Creek was typically the dividing line between residential and commercial uses. Mr. Duong said yes.

Mr. Gene Cocchi, Hendrick Automotive Group, 6000 Monroe Rd., Charlotte, NC, discussed the rezoning request. He felt that there was a precedent and gave the example of the collision center on North Brook Dr. with residential uses near it. Mr. Cocchi stated that he was willing to install appropriate buffers between this development and the nearby residential development.

Commission Member Thompson asked how many people that they intend to employ. Mr. Cocchi stated that they could employ as many as 60 people.

Commission Member Gilmore asked about the size of the proposed building. Mr. Cocchi stated that it would be approximately 2,500 sq. ft.

Commission Member Kochalka asked about the height of the proposed building. Mr. Cocchi stated that it would probably be between 15' to 18' tall.

Commission Member Thompson asked about the vehicles that would be kept on the property. Mr. Cocchi stated that vehicles there for repair would be kept in the back of the facility behind fencing.

Commission Member Thompson asked about the screening requirements for this use. Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that a 6' tall screening wall would be required on views of any storage of vehicles from the right-of-way and adjacent residential properties.

Commission Member Osuna asked about the required buffers for the property for this proposed use. Mr. Opiela stated that a 10' landscape buffer would be required adjacent to the property line to the east. He stated that a 20' landscape buffer would be required adjacent to a 60' right-of-way (ROW), which he thought Wilson Creek Boulevard might require. Mr. Opiela stated that a 10' landscape buffer would be required if adjacent to a 50' right-of-way (ROW), which he thought Rock Hill Road might require.

Commission Member Osuna asked Mr. Cocchi if they were willing to increase the landscape buffer. Mr. Cocchi stated that they were willing to increase the landscape buffer, if mutually agreed upon.

Commission Member Osuna asked Staff if they had a recommendation to increase the landscape buffer. Mr. Opiela stated that Staff's recommended had

more to do with the requested use of the property. He stated that the proposed use was a higher intensity commercial use adjacent to residential properties. Mr. Opiela stated that auto painting and body shop use is allowed in “BG” – General Business District, “ML” – Light Manufacturing District, and “MH” – Heavy Manufacturing District; however, on recent “BG” – General Business District rezoning cases, this use had been excluded. He stated that Staff had not seen a site layout of the proposed development to know what to recommend for increasing the required buffer. Mr. Opiela stated that Staff is recommending denial of this use on the property. Mr. Quint, Director of Planning for the City of McKinney, felt it would be inconsistent for Staff to make a recommendation to approve the request with an increased buffer. He stated that Staff’s recommendation was denial of the request due to the proposed use on the property and did not feel that the buffer issue should be a factor at this point.

Commission Member Kochalka expressed concerns with having this use near residential properties.

Commission Member Thompson asked about the business located on the west side of Wilson Creek. Mr. Duong stated that it was Honda Cars of McKinney.

Commission Member Thompson asked to clarify that the Honda dealership was across the street from the proposed rezoning request. Mr. Duong said yes.

Chairman Franklin opened the public hearing and called for comments.

Ms. Claudia Powers, Carleton Group II, Inc., 5485 Belt Line # 300, Dallas, TX, spoke in favor of the rezoning request. She stated that they own the apartments located adjacent to this property. Ms. Powers stated that the property was currently vacant, not maintained, and didn't add anything to community. She felt the proposed use would be a better fit for that location and would be maintained.

Mr. Keith Abney, Honda Cars of McKinney, 601 S. Central Expwy., McKinney, TX, spoke in favor of the rezoning request. He stated that the property of the proposed zoning request was an eyesore and had been vacant for many years. Mr. Abney felt it was an appropriate use for the property. He stated that the three residential homes, located down the hill and to the northeast of this property, would still have views of the creek and woods. Mr. Abney stated that the body shop would look like an extension of the Honda dealership. He stated that they had not received any complaints on how Honda Cars of McKinney looks or how they conduct their business. Mr. Abney felt it would be the same for the body shop.

Vice-Chairman Bush wanted to clarify that this request only dealt with the allowed uses on the property and was not setting the setback or landscape requirements. Mr. Opiela explained that the request was only dealing with the allow uses on the property and that walls of all buildings constructed on the subject property shall be finished with 100% masonry.

Vice-Chairman Bush and Chairman Franklin felt this request was different from the earlier request made by Mr. Bob Tomes in that his property already allowed the use and was only dealing with the setbacks.

Commission Member Kochalka expressed concerns with the request due to being too vague on the proposed screening on Rockhill Road.

Commission Member Thompson asked if the Commission could make a request for specific screening requirements on the property. Mr. Quint stated that the Commission could make recommendations to City Council.

Commission Member Gilmore had concerns about the property owners to the east of the subject property. Mr. Opiela briefly discussed the screening requirements.

Chairman Franklin stated that he received a call of opposition from a residential property owner along Rockhill Road.

On a motion by Commission Member Thompson, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Commission Member Gilmore expressed concerns regarding not knowing what the setbacks for buildings would be on the subject property.

Commission Member Thompson stated that the Commission could make a recommendation for specific setbacks, similar to the 60' setback on the Tomes Ford body shop that was located next to a residential development. He also reminded the Commission that they plan to employ 60 people. Commission Member Thompson expressed concerns about whether the property would be

developed in the near future if this request was not approved. Vice-Chairman Bush and Chairman Franklin took exception to the comments that the property might not be development in the near future.

Chairman Franklin stated that everything to the east of Wilson Creek was typically residential. He was not comfortable with the requested use on the subject property.

On a motion by Commission Member Kochalka, seconded by Vice-Chairman Bush, the Commission voted unanimously to recommend denial of the rezoning request, with a vote of 6-1-0. Commission Member Thompson voted against the motion.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 7, 2014.