

PLANNING AND ZONING COMMISSION

MARCH 12, 2013

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, March 12, 2013 at 6:30 p.m.

Commission Members Present: Chairman Robert S. Clark, Vice-Chairman Rick Franklin, George Bush, Jim Gilmore, and Matt Hilton

Commission Members Absent: David Kochalka and Larry Thompson

Staff Present: Assistant Director of Development Services Rick Leinser, Director of Planning Michael Quint, Planning Manager Brandon Opiela, Planner II Alex Glushko, Planner Leo Bethge, and Administrative Assistant Terri Ramey

There were approximately twelve guests present.

Chairman Clark called the meeting to order at 6:30 p.m. after determining a quorum was present.

Chairman Clark 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 could be forwarded on to City Council. Chairman Clark 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 requested that applicants and Staff limit their remarks to ten minutes each and that guests limit their remarks to three minutes and speak only once. Chairman Clark 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 from yellow to red and a buzzer will sound. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking issues.

Vice-Chairman Franklin stepped down during the consideration of the Consent Items, due to a possible conflict of interest.

The Commission approved the motion with a vote of 4-0-1 by Commission Member Bush, seconded by Commission Member Gilmore, to approve the following three Consent Items. Vice-Chairman Franklin abstained.

- 13-246 Minutes of the City Council and Planning and Zoning Commission Joint Meeting of February 25, 2013**
- 13-247 Minutes of the Planning and Zoning Commission Regular Meeting of February 26, 2013**
- 13-023PF Consider/Discuss/Act on the Request by JWK Engineering, on Behalf of Denton Loop 288, LP for Approval of a Preliminary-Final Plat for Lots 1-3, and Common Area A-1, Block A of the Denton Loop 288 Addition, Being Fewer than 13 Acres, Located on the North Side of State Highway 121 (Sam Rayburn Tollway) and Approximately 200 Feet West of Stacy Road**

END OF CONSENT

Vice-Chairman Franklin returned to the meeting.

Chairman Clark continued the meeting with the Regular Items on the agenda.

- 12-234Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Verizon Wireless, on Behalf of Roanoke Manor, L.L.C., for Approval of a Request to Rezone Fewer than 4 Acres from "PD" - Planned Development District, "REC" - Regional Employment Center District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center District, and "CC" - Corridor Commercial Overlay District, to Allow for a Support Tower for Cellular Communication Antennas, Located Approximately 900 Feet East of Lake Forest Drive and on the South Side of Future Collin McKinney Parkway (REQUEST TO BE TABLED)**

Mr. Brandon Opiela, Planning Manager for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled until the March 26, 2013 Planning and Zoning Commission meeting due to the applicant failing to furnish an affidavit of sign posting within the time frame required by the Zoning Ordinance. He stated that Staff will not re-notice prior to the next meeting.

Chairman Robert Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion with a vote of 5-0-0 by Commission Member Gilmore, seconded by Vice-Chairman Franklin, to continue the public hearing and table the rezoning request until the March 26, 2013 Planning and Zoning Commission meeting.

- 13-039SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Hudson Crossing Office Condos, on Behalf of Kat Realty Ventures, for Approval of a Site Plan for Hudson Crossing Office Condos, Phase 1, Being Fewer than 2 Acres, Located on the West Side of Hudson Crossing and Approximately 400 Feet South of Eldorado Parkway**

Mr. Leo Bethge, Planner for the City of McKinney, explained the proposed site plan. He stated that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Mr. Dayton Macatee, Hudson Crossing Office Condos, 2519 Miles, Dallas, TX, asked to clarify the fire lane condition listed in the staff report. Mr. Brandon Opiela, Planning Manager for the City of McKinney, explained that 60' of fire lane for each leg of the turn-around on the western side of the property was required. Mr. Macatee concurred with the staff report.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion with a vote of 5-0-0 by Vice-Chairman Franklin, seconded by Commission Member Hilton, to close the public hearing and approve the proposed site plan as conditioned in the staff report.

Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

13-033SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Castle Hill Partners, for Approval of a Site Plan for a City Elevated Water Storage Tank (Trinity Falls), Being Fewer than 3 Acres, Located Approximately 3,000 Feet East of C.R. 229 on the North Side of F.M. 543 (Weston Road)

Mr. Alex Glushko, Planner II for the City of McKinney, explained the proposed site plan. Mr. Glushko stated that Staff recommends denial of the meritorious exception for the reasons listed in the staff report, but that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Chairman Clark asked Staff to discuss the western adjacent property and the associated sight line heading east on F.M. 543 (Weston Road). Mr. Glushko explained that the western adjacent property is an electrical substation and that both the electrical substation and the subject property have frontage on F.M. 543 (Weston Road).

Chairman Clark stated that the sight line includes a view through the chain linked fencing around the electric substation and asked if there was a method to get the fencing material on the electric substation changed. Mr. Glushko stated that that would be the responsibility of the property owner of the electric substation. Chairman Clark asked if the proposed landscaping would be inside the fence. Mr. Glushko said yes.

Commission Member Bush stated that he drove by the location and did not feel that the chain linked fencing on the subject property would be visible through the electric substation property fencing.

Mr. Russell Kennedy, Kimley-Horn and Associates, 5750 Genesis Ct., Frisco, TX, stated that there is a 100' transmission line that locks in the layout of the electric substation property and because of that did not feel that the proposed fencing would have an adverse impact on current or future development.

Chairman Clark asked what would be located between the electrical substation fence and the proposed fence on the west side of the subject property. Mr. Kennedy explained that it would be an open grassy area that GCEC (Grayson-Collin Electric Cooperative) would maintain.

Commission Member Gilmore asked if the proposed landscape would be located inside the proposed fencing. Mr. Kennedy said yes.

Mr. Kennedy stated that they are proposing a modification to the plan that was originally presented to the Planning and Zoning Commission, which includes an approximately 62' long section of 8' tall wrought iron fence with masonry columns 20' on center with a living plant screen along the western property line, from the southern property line northward, to offset the concerns regarding line of sight into the proposed elevated water storage tank property.

Mr. Opiela stated that if the Planning and Zoning Commission would like to approve the modified plan, with an approved screening device along a portion of the western property line, then that would need to be included in the motion.

Mr. Kennedy and Mr. Opiela discussed the originally proposed plan, which includes chain linked fencing along the entire western property line, and the modified plan, which includes approximately 62' of wrought iron with masonry columns 20' on center with living plant screen along the western property line.

Chairman Clark stated that he preferred the option of having approximately 62' of wrought iron with masonry columns 20' on center with living plant screen along the western property line of the subject property.

Mr. Opiela stated that the landscape plan on the overhead screen indicated CMU as a column material, but to be an approved screening device that it would need to

indicate masonry as a column material, and recommended including that in the motion as well.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion with a vote of 5-0-0 by Commission Member Bush, seconded by Commission Member Hilton, to close the public hearing and recommend approval of the proposed site plan and meritorious exception with the added conditions that approved masonry columns be reflected on the landscape plan, and that an approximately 62' long section of wrought iron fencing with masonry columns 20' on center with living plant screen be required along the western property line from the F.M. 543 (Weston Road) right-of-way, northward, in conjunction with a maximum of an approximately 256' long section of chain linked fencing along the western side of the subject property.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 2, 2013.

Mr. Michael Quint, Director of Planning for the City of McKinney, asked the Commission if they would be willing to change the start time for the Planning and Zoning Commission meetings to 6:00 p.m. The Commission was in favor of the time change. Mr. Quint announced that the change would take place at the first meeting in April.

Chairman Clark declared the meeting adjourned at 6:53 p.m.

ROBERT S. CLARK
Chairman