

PLANNING AND ZONING COMMISSION

DECEMBER 11, 2012

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, December 11, 2012 at 6:30 p.m.

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

Commission Members Absent: None

Staff Present: Director of Planning Michael Quint, Planning Manager Brandon Opiela, Planner II Alex Glushko, Planner Samantha Gleinser, and Administrative Assistant Terri Ramey

There were approximately twenty 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.

Commission Member Kochalka stepped down during the consideration of the Consent Items, due to a possible conflict of interest.

The Commission approved the motion by Commission Member Thompson, seconded by Vice-Chairman Franklin, to approve the following seven Consent Items with a vote of 6-0-1, Commission Member Kochalka abstained.

- 12-1122 Minutes of the Planning and Zoning Commission Regular Meeting of November 13, 2012**
- 12-1123 Minutes of the City Council and Planning and Zoning Commission Joint Meeting of November 26, 2012**
- 11-157PF2 Consider/Discuss/Act on the Request by QuikTrip Corporation, on Behalf of Oakwood Village Apartments, Inc., for Approval of a Preliminary-Final Plat for Lots 1R, 2R, and 3, Block A, of the QT 963 Addition, Approximately 14.05 Acres, Located on the Northeast Corner of Wilmeth Road and U.S. Highway 75 (Central Expressway)**
- 12-179PF Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners, IV, L.P., for Approval of a Preliminary-Final Plat for 54 Single Family Residential Lots, 1 Commercial Lot, and 2 Common Areas (Parcel 1201, The Heights at Westridge), Approximately 16.90 Acres, Located on the Southeast Corner of Westridge Boulevard and Coit Road**
- 12-209PF Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners IV, L.P., for Approval of a Preliminary-Final Plat for 102 Single Family Residential Lots (The Heights at Westridge, Phase VI Addition), Approximately 15.60 Acres, Located on the East Side of Coit Road and Approximately 900 Feet South of Westridge Boulevard**
- 12-210CP Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Custer West Partners IV, L.P., for Approval of a Concept Plan for a Portion of Parcel 1209, Approximately 7.43 Acres, Located on the Southwest Corner of Independence Parkway and Westridge Boulevard**
- 12-212CP Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Chapman Stonebridge, L.L.C., for Approval of a Concept Plan for Parcel 813B, Approximately 25.43 Acres, Located on the Southwest Corner of Eldorado Parkway and Stonebridge Drive**

END OF CONSENT

Commission Member Kochalka returned to the meeting.

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

- 12-211PFR Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of ASG Eldorado Pavilion, Ltd., for Approval of a Preliminary-Final Replat for Lots 8R, 9R, and 10R, Block A, of the Vigor-Eldorado West Addition, Approximately 5.20 Acres, Located Approximately 400 Feet South of Eldorado Parkway and on the West Side of Ridge Road**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the preliminary-final replat request. She stated that Staff is recommending approval of the proposed preliminary-final replat as conditioned in the staff report.

Mr. Jonathan Hake, Cross Engineering Consultants, 131 S. Tennessee St., McKinney, TX, concurred with the staff report.

Chairperson Clark opened the public hearing and called for comments. There were none.

The Commission unanimously approved the motion by Vice-Chairman Franklin, seconded by Commission Member Gilmore, to close the public hearing and approve the proposed preliminary-final replat as conditioned in the staff report.

Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

12-196SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, L.L.C., on Behalf of MountainPrize, Inc., for Approval of a Site Plan for RaceTrac, Approximately 1.11 Acres, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 900 Feet West of U.S. Highway 75 (Central Expressway).

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed site plan. She stated that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Mr. Levi, Wild, Sanchez & Associates, Inc., 220 E. Virginia St., McKinney, TX, concurred with the staff report.

Chairperson Clark opened the public hearing and called for comments. There were none.

The Commission unanimously approved the motion by Commission Member Kochalka, seconded by Commission Member Gilmore, 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.

12-191Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by J Rose Architecture, on Behalf of Bungalow Builders, for Approval of a Request to Rezone Approximately 0.28 Acres from "RS 60" - Single Family Residence District and "H" - Historic Preservation

**Overlay District to "PD" - Planned Development District
and "H" - Historic Preservation Overlay District,
Generally to Modify the Development Standards,
Located on the Northwest Corner of Barnes Street and
Griffin Street**

Mr. Alex Glushko, Planner II for the City of McKinney, explained the proposed rezoning request. He stated that a similar request for this property was considered in 2011 and was denied by City Council. Mr. Glushko stated that Staff recommends denial of the proposed rezoning request due to the fact that the current lot is buildable in its current state without the need for a rezoning request and due to nonconformance to the City of McKinney's Comprehensive Plan.

Commission Member Bush asked if the applicant needed a variance for the width and depth on the previous rezoning request (11-060Z), when they proposed having two lots facing east, toward Barnes Street. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that modifications to the required lot widths were needed for that request. He stated that they were short a couple of feet per lot.

Commission Member Gilmore asked if the applicant was proposing one house per lot. Mr. Glushko said yes.

Commission Member Kochalka asked if the minimum lot size for "RS 60" – Single Family Residence District is a minimum of 50' wide x 100' deep. Mr. Glushko said yes. Commission Member Kochalka asked to clarify the proposed lot dimensions. Commission Member Thompson stated that they were approximately 63' wide x 96' deep.

Chairman Clark asked Staff if the current rezoning request was an improvement over the previous rezoning request (11-060Z), when they proposed having two lots facing east, toward Barnes Street. Mr. Quint stated that Staff did not feel that it was an improvement. He stated that Griffin Street is a substandard street compared to Barnes Street. Mr. Quint stated that if Staff had to pick between the two requests, then Staff would pick the east/west proposal due to Barnes being a better street for primary access to the two lots. Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that the previous rezoning request (11-060Z) was an east/west orientation and had setback and density issues.

Commission Member Kochalka asked if there were any plans to upgrade Griffin Street in the near future. Mr. Opiela said no. Commission Member Kochalka asked to clarify that Griffin Street was not an alley, but an actual street. Mr. Opiela stated that it is considered a street since houses front it. Commission Member Thompson stated that Griffin Street was very narrow and he felt similar to some alleys.

Mr. Jason Rose, J Rose Architecture, 2120 Cosmos Way, Argyle, TX, explained the rezoning request. He also explained why he felt it was better to subdivide the lot into two lots and build a house on each lot. Mr. Rose stated that if the lot is subdivided into two lots then those lots would be larger than about 70% of the surrounding lots. He stated that the sewer line on Griffin Street was just improved. Mr. Rose stated that his goal was to build two houses worth about \$300,000 each on the lots.

Commission Member Bush stated that he liked the houses that Mr. Rose had built on Tennessee Street and Kentucky Street. He expressed his concerns about the proposed houses facing Griffin Street. Commission Member Bush stated that he preferred the previous rezoning request (11-060Z), when they proposed having two lots facing east, toward Barnes Street. Mr. Rose explained that he was not a part of that previous rezoning request.

Commission Member Kochalka asked if the elevations that were shown are tied to the proposed "PD" – Planned Development District. Mr. Opiela stated that if this proposed rezoning request is approved, then they would have to follow the character of those four elevations. Mr. Rose stated that his intention is to building those houses.

Chairperson Clark opened the public hearing and called for comments.

The following five citizens spoke in opposition of the proposed rezoning request. These citizens had concerns about the proposed houses facing Griffin Street, increased traffic, changing the historic character of the neighborhood, reducing the large lots in the neighborhood, tree removal, and the precedent the rezoning request would set by subdividing larger lots into smaller lots within McKinney's Historic District:

- Mr. David Pope, 700 Barnes Street, McKinney, TX
- Mr. James Long, 608 Parker Street, McKinney, TX
- Mr. A. M. Scott, 1201 Howell Street, McKinney, TX

- Ms. Kelly Brown, 604 Parker Street, McKinney, TX
- Mr. Richard Moreno, 606 Barnes Street, McKinney, TX

The Commission unanimously approved the motion by Commission Member Hilton, seconded by Commission Member Gilmore, to close the public hearing.

Commission Member Bush questioned the statement in the Letter of Intent regarding the applicant speaking with neighbors in the vicinity of this proposed project who gave overwhelmingly positive responses and why none of them were present.

Commission Member Gilmore questioned whether the neighbors would prefer one large house or two smaller houses on the property. He stated that he did not like the fact that the proposed houses would be facing Griffin Street.

Chairman Clark stated that the proposed request had gone to City Council in a better configuration and was denied. He stated that he is not in favor of the proposed rezoning request with it facing Griffin Street.

Commission Member Gilmore asked for clarification on how the elevations would be tied down to the property. Mr. Opiela stated that it would be tied down by the zoning. He stated that when the developer came in to get a building permit for the property that Staff would verify that the elevations matched the zoning on the property.

Commission Member Thompson asked the applicant for the price ranges of the surrounding houses. Mr. Rose stated that they vary from \$100,000 to \$200,000 according to his review of the Collin Central Appraisal District's website.

Commission Member Bush asked the applicant if he would prefer the request be tabled versus a recommendation of denial. Mr. Rose stated that he would prefer to table the item to give him a chance to work with the neighbors.

On a motion by Commission Member Bush, seconded by Commission Member Thompson, the Commission voted 5-2-0 to table the proposed rezoning request indefinitely. Commission Members Hilton and Kochalka voted against the motion.

Vice-Chairman Franklin stepped down during the consideration of item # 12-213ME, due to a possible conflict of interest.

12-213ME Conduct a Public Hearing to Consider/Discuss/Act on the Request by SDH Realty, Ltd., for the Approval of a Meritorious Exception for The Beach At Craig Ranch, Approximately 5.00 Acres, Located on the East Side of Alma Road and Approximately 550 Feet North of

Henneman Way

Mr. Alex Glushko, Planner II for the City of McKinney, explained the proposed meritorious exception and distributed a revised staff report. He stated that Staff recommends denial of the proposed meritorious exception request due to a lack of approved masonry finishing materials, the use of a prohibited building material, and a lack of innovative design or exceptional quality.

Commission Member Thompson asked how the percentage of the masonry requirements in the Architectural and Site Standards are determined. Mr. Brandon Opiela, Planning Manager for the City of McKinney, explained that the percentage of masonry on each wall of the exterior is calculated individually and the exterior wall with the lowest percentage is used to determine if they qualify or not.

Ms. Susan Hoelting, 2513 Mosswood, Carrollton, TX, explained the proposed meritorious exception request. She stated that Craig Ranch is in support of the proposed changes.

Mr. Dale Hoelting, 2513 Mosswood, Carrollton, TX, discussed the property and why he felt hardi-plank would be a good product to use on the building. He stated that the majority of the structure is masonry. Mr. Hoelting stated that they are trying to create a beach environment with the lap siding. He stated that Craig Ranch had submitted a letter of support for this request.

Commission Member Bush asked if they plan to use EIFS or stucco on the addition. Mr. Hoelting stated that they plan to use a thin stucco product. He stated that they do not plan to use EIFS, even though the architect listed it as one of the materials on the elevations. Mr. Hoelting stated that the only side of the structure that does not have at least 50% stone is the east side of the building. He stated that he prefers to use hardi-plank on the bottom on the proposed addition.

Commission Member Thompson asked Staff if they object to the fact that it does not meet the requirements and/or that the applicant is proposing to use hardi-plank on the exterior of the structure. Mr. Opiela stated that Staff objects to both issues.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission

Member Kochalka, seconded by Commission Member Thompson, to close the public hearing.

Commission Member Bush stated that he was in favor of the request.

Commission Member Gilmore expressed his concerns about using stucco instead of stone on the exterior of the building.

Commission Member Kochalka was in agreement with Commission Member Gilmore. He stated that if the current stone is not holding up on the building then he did not feel that an inferior product, like stucco, would either. Commission Member Kochalka stated that he did not feel the two sections of the structure matched.

Commission Member Thompson felt that a lot of beach properties have clap board on the exterior. He felt hardi-plank would be a similar product.

Commission Member Kochalka stated that he would like to see a band of stone incorporated on the east side of the structure. He stated that he would prefer that EIFS not be used on the building.

The Commission approved the motion by Commission Member Bush, seconded by Commission Member Thompson, to approve the proposed meritorious exception with the requirement that EIFS material not be used on the exterior of the structure and the use of stucco be used in its place, with a vote of 5-1-1, with Vice-Chairman Franklin abstaining. Chairman Clark voted against the motion.

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

Vice-Chairman Franklin returned to the meeting.

Mr. Quint mentioned some training opportunities coming up that the Commission Members might consider attending.

Chairman Clark declared the meeting adjourned at 7:38 p.m.

ROBERT S. CLARK
Chairman