

## PLANNING AND ZONING COMMISSION

MARCH 27, 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, March 27, 2012 at 6:30 p.m.

Commission Members Present: Chairman Robert S. Clark, Vice-Chairman Lance Lindsay, George Bush, Rick Franklin, David Kochalka, Larry Thompson

Commission Member Absent: Matt Hilton

Staff Present: Assistant Director of Planning Kevin Spath; Senior Planners Brandon Opiela and Michael Quint; Planner IIs Anthony Satarino and Alex Glushko; Planner Arrie Mitchell; Arborist Emily Braht; and Administrative Assistant Terri Ramey.

There were approximately twenty-five 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 five 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.

The Commission unanimously approved the motion by Vice-Chairman Lindsay, seconded by Commission Member Thompson, to approve the following Consent Items:

**12-180      Minutes of the Planning and Zoning Commission  
Regular Meeting of March 13, 2012**

**END OF CONSENT**

**12-021MRP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Michael Peeples Engineers, on Behalf of Barclay / Texas Holdings II, L.P., for Approval of a Minor Replat for Lot 6, Block A, of the Stonebridge Crossing - Phase II Addition, Approximately 1.05 Acres, Located on the East Side of Stonebridge Drive and Approximately 340 Feet North of Virginia Parkway.**

Mr. Anthony Satarino, Planner II for the City of McKinney, explained the proposed minor replat request. He stated there was a minor correction to the owner's name listed on the staff report and distributed a revised copy. He stated that Staff recommends approval of the proposed minor replat request as conditioned in the Staff Report.

Mr. Mike Peeples, Michael Peeples Engineers, 1930 E. Rosemeade, Carrollton, TX, offered to answer questions. There were none.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Bush, seconded by Vice-Chairman Lindsay, the Commission unanimously approved the motion to close the public hearing and approve the proposed minor replat as conditioned in the staff report.

Chairman Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed minor replat.

Commission Member Franklin stepped down during the consideration of the next item, due to a possible conflict of interest.

**12-051SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by RLK Engineering, Inc., on Behalf of McKinney Independent School District, for Approval of a Site Plan for Faubion Middle School Expansion and Parking Lots, Approximately 35.98 Acres, Located on the Northwest Corner of Rollins Street and Duvall Street.**

Mr. Michael Quint, Senior 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.

Commission Member Bush asked about vesting. Mr. Quint explained the vesting statutes as they applied to this project.

Commission Member Thompson had questions about Rollins Street's traffic. Mr. Quint stated that the applicant might be able to answer that question better.

Mr. Frank Canedy, RLK Engineering, Inc., 111 W. Main St., Allen, TX, explained that Rollins Street is a feeder street for the school. He stated that the proposed parking

lot is for overflow parking for various events at the stadium and administrative building. Mr. Canedy stated that the school was designed in 1957 and needed some improvements.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Kochalka, to close the public hearing and recommend approval of the proposed site plan as recommended by Staff.

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

Commission Member Franklin returned to the Council dais.

**11-115ME2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carlos Fernandez Architects, on Behalf of Courtesy Dealership Property, for Approval of a Meritorious Exception for McKinney Buick GMC, Approximately 18.26 Acres, Located on the Southwest Corner of Collin McKinney Parkway and Test Drive, and West of U.S. Highway 75 (Central Expressway).**

Mr. Anthony Satarino, Planner II for the City of McKinney, explained the proposed meritorious exception to the Architectural and Site Standards section of the Zoning Ordinance for an existing automobile sales facility (McKinney Buick GMC). He stated that Staff recommends approval of the proposed meritorious exception as listed in the staff report.

Chairman Clark asked if the proposed project would match the Nissan dealership on the property. Mr. Brandon Opiela, Senior Planner for the City of McKinney, stated that the exterior materials would be similar.

Commission Member Kochalka asked for clarifications on the percentages of masonry covering each exterior wall and why a meritorious exception was needed for this project. Mr. Satarino gave the details about the masonry percentages for each exterior wall and explained why a meritorious exception was needed.

Mr. Carlos Fernandez, 580 Decker Dr., Ste. 270, Irving, TX, offered to answer questions. There were none.

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

Member Franklin, seconded by Commission Member Bush, to close the public hearing and approve of the proposed meritorious exception.

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

**12-053Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request by Levi A. Wild of Sanchez and Associates, on Behalf of J. Martin Sanchez of S.P. 2 301 E. Virginia, LLC, for Approval to Rezone Approximately 0.57 Acres from "BG" - General Business District to "PD" - Planned Development District, Generally to Modify Development Standards, Located on the Northeast Corner of Virginia Street and Chestnut Street.**

Mr. Arrie Mitchell, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report.

Mr. Levi Wild, Sanchez and Associates, 220 E. Virginia St., McKinney, TX, stated that he concurred with the staff report.

Commission Member Franklin asked if the proposed project is consistent with the vision of the downtown area. Mr. Wild stated that he felt it was consistent and explained the proposed project.

Chairman Clark asked when the applicant might decide on how many stories the building will be when completed. Mr. Wild stated that they will need to secure the restaurant/retail uses first and then determine the demand for multi-family uses.

Chairman Clark asked if there would be enough parking available for both uses. Mr. Wild said yes.

Commission Member Bush asked if this property was identified about a year ago as a potential location for a parking garage. Mr. Wild stated that he believed so. Chairman Clark asked if the plans for a parking garage were moving forward. Mr. Kevin Spath, Assistant Director of Planning for the City of McKinney, stated that he was not aware of the City moving forward on building a public parking garage on this site.

Chairman 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 Franklin, to close the public hearing and recommend approval of the rezoning request as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 17, 2012.

**12-030Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request by Roland Foerster Civil Engineer, on Behalf of First United Methodist Church of McKinney, for Approval of a Request to Rezone Approximately 0.90 Acres from "BG" - General Business 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 Northeast Corner of Kentucky Street and Lamar Street.**

Mr. Alex Glushko, Planner II for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report.

The applicant did not wish to make any comments.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Bush, seconded by Commission Member Franklin, to close the public hearing and recommend approval of the rezoning request as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 17, 2012.

**12-181      Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney for Approval of an Amendment to the Code of Ordinances, Appendix A of Chapter 146 - Zoning Regulations by Adding Xeriscape Plants to the Approved Landscape Plant List.**

Ms. Emily Braht, Arborist for the City of McKinney, explained the proposed amendment to the Code of Ordinances, Appendix A of Chapter 146 – Zoning Regulations by adding Xeriscape plants to the Approved Landscape Plant List. She discussed Xeriscape plants and why the use of these plants is important in our area.

Commission Member Bush asked if there are any commercial buildings in McKinney that have used Xeriscape plants. Ms. Braht stated that the Wal-Mart located at Highway 75 (Central Expressway) and Highway 380 (University Drive) used them on their site.

Commission Member Franklin asked for clarification on the change to the required caliper and height of a canopy tree at time of planting. Ms. Braht explained

that this requirement was already changed in the ordinance amendments last year and that Appendix A needs to be updated to match the ordinance.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Bush, to close the public hearing and recommend approval of the proposed amendments as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 17, 2012.

Chairman Clark declared the meeting adjourned at 7:35 p.m.

---

ROBERT S. CLARK  
Chairman