

## PLANNING AND ZONING COMMISSION

MARCH 12, 2019

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, March 12, 2019 at 6:00 p.m.

City Council Present: Charlie Philips

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor

Commission Members absent: Hamilton Doak

Staff Present: Planning Manager Samantha Pickett; Planners David Soto, Kaitlin Gibbon, Derrick Rhys Wilson, and Joseph Moss; and Administrative Assistant Terri Ramey

There were seven guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, to approve the following Consent item, with a vote of 6-0-0.

**19-0211** Minutes of the Planning and Zoning Commission Regular Meeting of February 26, 2019.

END OF CONSENT

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**18-0122Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C2" - Local Commercial District, Located on the Northeast Corner of Custer Road and Silverado Trail (REQUEST TO BE TABLED). Mr. David Soto, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the March 26, 2019 Planning and Zoning Commission meeting due to notification signs not being posted on the subject property in the timeframe required by the

Zoning Ordinance. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Mr. Marty Hoover, 8712 Tatenhill Place, McKinney, TX, stated that he lives across the street from the subject property. He expressed concerns regarding increased traffic with new development. Mr. Hoover stated that there are traffic accidents currently happening near Custer Road and Silverado Trail. He stated that traffic is cutting through the Creekside subdivision to avoid the intersection. Mr. Hoover stated that there is a school located nearby. He stated that he would like to learn more regarding what is planned for the development. Chairman Cox asked Staff had traffic study information or a process for traffic if the subject property develops for retail uses. Mr. Soto stated that he believes that there is a traffic light being planned. He stated that during the site plan phase, there could be public improvements required. Mr. Soto offered to gather additional information and share it with Mr. Hoover. On a motion by Commission Member Haeckler, seconded by Commission Member Kuykendall, the Commission unanimously voted to continue the public hearing and table the item to the March 26, 2019 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 6-0-0.

**17-0271SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Residential Development (Cliffs of McKinney), Located Approximately 255 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Ridge Road. Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed variance to the site plan. He stated that the applicant is proposing to construct a multi-family residential development (Cliffs of McKinney) on the subject property. Mr. Wilson stated that the site plan was originally approved in the summer of 2018; however, the applicant is now requesting approval of an alternate screening device. He stated that the

applicant proposed a 6' tall wrought-iron fence with masonry columns spaced every 20' with screening shrubs instead of the 6' tall masonry wall along the rear property line. Mr. Wilson stated that the applicant proposed the alternate screening device due to the site's steep slopes from Ridge Road down to the future City park to the east. He stated that the site's physical features will create a situation where the screening wall will lose some of its intended effects. Mr. Wilson stated that the adjacent site to the east is a future City park. He stated that the proposed alternate screening can provide a benefit to the citizens beyond that of a solid wall by creating a view corridor into the park. He stated that it is Staff's professional opinion that the proposed wrought iron fence with additional landscaping features will provide adequate screening, while also softening the separation between the development and the future adjacent park property. Mr. Wilson stated that Staff recommends approval of the proposed variance request and offered to answer questions. Vice-Chairman Mantzey asked if the site plan was previously approved with a variance request. Mr. Wilson said no. Vice-Chairman Mantzey asked how much of the development would actually be screened by a masonry wall, if the proposed variance is approved. Mr. Wilson stated that it currently meets the City's standards for approval on the side yards. He stated that the rear property line is where they are requesting the alternate screening device. Vice-Chairman Mantzey asked if the retaining wall would be counted as a masonry screening wall. Mr. Samantha Pickett, Planning Manager for the City of McKinney, stated that the retaining wall would count. She stated that the effect from the adjacent properties would be like having an 18' masonry wall that is finished with stone and would be solid. Vice-Chairman Mantzey asked if the front would just be the entrance to the property and would not require a masonry wall. Ms. Pickett stated that typically the front would be at the street frontage. She stated that there could be multiple front

yards; however, in this case there would only be from the one along Ridge Road. Ms. Pickett stated that the front property line of the property would not require a masonry wall for screening. Mr. Arturo Banales, Cross Architects, 1255 W. 15<sup>th</sup> Street, Plano, TX, explained the proposed variance to the site plan. He explained that a masonry wall on the rear of the property would not be effective due to the grade change on the rear of the subject property. Mr. Banales stated that there is a City park planned for the adjacent rear property. He explained that the proposed alternate screening would allow the subject property to view the nice parkland. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed site plan and variance request per Staff's recommendation, with a vote of 6-0-0.

**18-0158FR2** Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan for Springstone McKinney Hospital, Located Approximately 1,000 Feet East of Lake Forest Drive and Approximately 300 Feet North of U.S. Highway 380 (University Drive). Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed facade plan appeal. He stated that the applicant is requesting a facade plan appeal for a hospital to waive the 50% masonry finishing materials requirement for the proposed southern elevation. Mr. Wilson stated that the applicant is proposing to use 32% masonry finishing materials on the southern elevation while using board formed concrete, fiber cement, and metal for the remainder of the elevation. He stated that it is Staff's professional opinion that the proposed use of finishing materials creates a unique and innovative building design that meets the intent of the ordinance. Mr. Wilson stated that Staff recommends approval of the proposed facade plan and offered to answer questions. There were none. Mr. Paul Lowers, Guide

Architecture, 2001 N. Lamar Street, Dallas, TX, explained the proposed facade plan appeal. He stated that the proposed board formed concrete wall would have a contemporary look. Mr. Lowers stated that the shadow lines that are articulated on the proposed exterior would meet the intent of the ordinance. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed facade plan appeal as recommended by Staff, with a vote of 6-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox thanked Staff for their hard work

There being no further business, on a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to adjourn the meeting, with a vote of 6-0-0. Chairman Cox declared the meeting adjourned at 6:17 p.m.

---

BILL COX  
Chairman