

## PLANNING AND ZONING COMMISSION

APRIL 25, 2017

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, April 26, 2017 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Brian Mantzey, Cam McCall, and Pamela Smith

Staff Present: Director of Planning Brian Lockley, Planning Manager Samantha Pickett, Planner II Steven Doss, Planners Danielle Quintanilla and Melissa Spriegel, and Administrative Assistant Terri Ramey

There were sixteen guests present.

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

Chairman Cox continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Smith, seconded by Commission Member McCall, to approve the following six Consent items, with a vote of 7-0-0.

- 17-436 Minutes of the Planning and Zoning Commission Regular Meeting of April 11, 2017**
- 17-088CVP Consider/Discuss/Act on a Conveyance Plat for Lots 4R and 6, Block A, of Lake Forest Crossing Addition, Located on the Southeast Corner of Lake Forest Drive and Highlands Drive**
- 16-343PF Consider/Discuss/Act on a Preliminary-Final Plat for 56 Single Family Residential Lots and 4 Common Areas (Adolphus McKinney), Located Approximately 785 Feet North of White Avenue and on the East Side of Community Avenue**
- 17-024PF Consider/Discuss/Act on a Preliminary-Final Plat for 43 Single Family Residential Lots and 4 Common Areas (Liberty Hill), Located Approximately 200 Feet East of Alma Road and on the North Side of Collin McKinney Parkway**
- 17-026PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 2R1, Block A, of Southern Hills at Craig Ranch Commercial, Located on the Northwest Corner of Craig Ranch Parkway and State Highway 121 (Sam Rayburn Tollway)**

**17-069PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of WWI Addition, Located on the Northeast Corner of McKinney Ranch Parkway and Hardin Boulevard**

**END OF CONSENT**

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**17-066Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "PD" - Planned Development District to "LI" - Light Industrial District, Located Approximately 8,625 Feet East of Airport Drive and on the South Side of U.S. Highway 380 (University Drive) (REQUEST TO BE TABLED)**

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the May 9, 2017 Planning and Zoning Commission meeting. She stated that Staff will renote the item and offered to answer questions.

Chairman Cox asked why the item was being requested to be tabled. Ms. Spriegel stated that the Development Services map was recently updated. She stated that prior to that update the map showed two zoning districts on the subject property. Ms. Spriegel stated that during the update an error was found on one of the zoning district's boundaries. She stated that when it was corrected that one of the two zoning districts no longer applied on the property. Ms. Spriegel stated that now there was only one zoning district on the property. She stated that since the notice was sent out prior to the update it had the wrong zoning districts listed.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the May 9, 2017 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**17-093Z Conduct a Public Hearing to Consider/Discuss/Act on a Rezoning Request from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the East Side of Redbud Boulevard and Approximately 1000 Feet North Of Wilmeth Road**

Ms. Danielle Quintanilla, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone an

approximately 82 acre tract of land from “AG” – Agricultural District to “LI” – Light Industrial District generally for industrial uses. Ms. Quintanilla stated that the properties located to the north and south are zoned for similar industrial uses, while the properties to the east and west are zoned for agricultural uses. She stated that as the Future Land Use Plan (FLUP) designates the property for industrial uses, it is Staff’s professional opinion that the rezoning request will remain compatible with the existing and future land uses. Ms. Quintanilla stated that Staff recommends approval of the proposed rezoning request. She offered to answer questions. There were none.

Mr. Anthony Levi, General Manager of Dynacraft a PACCAR Company, 2022 12<sup>th</sup> Ave. S., Seattle, WA, briefly explained the rezoning request. He stated that they were looking at opening a facility in McKinney to do light industrial in support of PACCAR North American Truck operations, including the Peterbilt Denton facility. Mr. Levi requested a favorable recommendation and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 16, 2017.

Commission Member Smith stated that Staff noted that this request supported City Council’s goal of Strategic & Economic Growth. She welcomed them and stated that they were happy to have the applicant come be a part of the City of McKinney.

Chairman Cox concurred and stated that he was glad that they had chosen McKinney.

**17-063SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window, (Stonebridge Eldorado Retail Center), Located Approximately 525 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway**

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed specific use permit. She stated that the applicant was requesting a specific use

permit to allow for a restaurant with drive-through window. Ms. Quintanilla stated that the applicant was proposing to construct an approximately 11,000 square foot building, of which 4,000 square feet would be for restaurant uses, including a drive-through window on the west side of the building. She stated that the governing zoning ordinance allows for a restaurant with drive-through window, subject to the approval of a specific use permit by City Council. Ms. Quintanilla stated that the exhibit provides a general layout of the proposed building, site circulation, required parking, screening, and sanitation. She stated that the property to the west is a retail/restaurant strip center and to the east is an existing automotive repair facility. Ms. Quintanilla stated that the property to the north is a residential subdivision that is currently under construction. She stated that the applicant has provided a 10' landscape buffer along the northern property line with one tree planted every 40 linear feet as well as a 6' evergreen living screen to provide sufficient screening from the future residential subdivision. Ms. Quintanilla stated that the applicant was not proposing a traditional menu board and the location of the pick-up window would be on the west side of the building, oriented away from the future residential subdivision. She stated that given the frontage along Eldorado Parkway, Staff was of the professional opinion that the proposed restaurant with drive-through window would be compatible with the existing and future commercial land uses. Ms. Quintanilla stated that Staff recommends approval of the proposed specific use permit and offered to answer questions.

Commission Member Mantzey asked for clarification on the distance between the restaurant and the future residential subdivision. Ms. Quintanilla stated that it would be approximately 137' from the pickup window to the north property line.

Commission Member Mantzey wanted to verify that there would not be a menu board in the back. Ms. Quintanilla stated that a menu board was not proposed at this time. She stated that if they decided to request one at a later time, then they would be required to obtain a new specific use permit and provide the additional stacking spaces as well.

Commission Member Mantzey stated that he had concerns regarding a drive-through near single family residential properties, especially if there was a 24 hour drive-through window with a microphone towards the back near single-family properties. He

stated that since there will be a 24' fire lane, 10' buffer, and a 25' drainage easement that there should not be any single family residential properties located directly near the property line. Commission Member Mantzey stated that there was not going to be a menu board with speaker in the back. He stated that his concerns were addressed.

Commission Member Smith stated that Staff noted that this item also supports City Council's goal of Strategic & Economic Growth. Ms. Quintanilla stated that was correct. She stated that for this area was proposed for commercial uses, so we are seeing this last piece of property being developed as commercial.

Mr. Byron Waddey, Vasquez Engineering, 1919 Shiloh Road, Garland, TX, offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 16, 2017.

**17-071SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Carwash (Express Carwash), Located Approximately 465 Feet East of Custer Road and on the North Side of Stacy Road**

Ms. Melissa Spriegel, Planner for the City of McKinney, explained the proposed site plan request. She stated that the site plan for the subject property was for an approximately 4,610 square foot carwash facility. Ms. Spriegel stated that site plans could typically be approved by Staff; however, the applicant was requesting approval of a variance to allow an overhead door on the south side of the building to be oriented towards public right-of-way (Stacy Road). She stated that as part of this request, the applicant was requesting to utilize living plant screens to screen the bay doors located on both the north and south sides of the main building from Stacy Road and from the adjacent property to the north. Ms. Spriegel stated that Staff was of the opinion that the proposed locations of the overhead doors should not have a negative impact on the surrounding land uses. She stated that the proposed locations of the living screens have been strategically placed to effectively screen the overhead doors from view of public right-of-

way and the adjacent property to the north. Ms. Spriegel stated that Staff recommends approval of the applicant's request to orient the overhead door on the south side of the building toward public right-of-way and to utilize living plant screens in the requested areas on the site. She offered to answer questions. There were none.

Mr. Vincent Jarrard, 11700 Preston Road, Dallas, TX, offered to answer questions. Chairman Cox asked if he concurred with the Staff Report and the conditions of approval. Mr. Jarrard said absolutely and that Staff had been great to work with.

Vice-Chairman Zepp asked Mr. Jarrard if this would require an additional cut into Stacy Road. Mr. Jarrard stated that the existing right hand turn is under construction. He stated that there should not be anything more than what was shown in the diagram. Mr. Jarrard stated that there would not be any parking along Stacy Road, so there would be a green buffer in that area that would be heavily landscaped.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Vice-Chairman Zepp, the Commission unanimously voted to close the public hearing and approve the proposed site plan as recommended by Staff with the conditions listed in the Staff Report, with a vote of 7-0-0.

**16-040FR Consider/Discuss/Act on a Facade Plan Appeal for Retail, Restaurant and Medical Office (Victory at Stonebridge), Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Stonebridge Drive**

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed facade plan appeal. She stated that the applicant was requesting a facade plan appeal for two buildings, Victory at Stonebridge, for retail, restaurant, and medical office uses. Ms. Quintanilla stated that typically facade plans can be approved by Staff; however, the applicant is requesting a variance to provide a parapet wall that is less than the requirement of being at least one foot taller than the height of the roof-mounted heating, ventilation, and air conditioning (HVAC) equipment in order to screen it from view from the subject property line. She stated that the applicant has indicated that the height of the HVAC equipment would not extend above the top of the lowest parapet wall. Ms. Quintanilla stated that the lowest parapet wall will sufficiently screen the HVAC equipment from view of the public right-of-way. She stated that it was Staff's professional opinion

that the equipment is unlikely to be seen at the street level. Ms. Quintanilla stated that Staff recommends approval of the facade plan appeal and offered to answer questions. There were none.

Mr. Cesar Segovia, Rogue Architects, 2428 Stephen Lee Dr., Ft. Worth, TX, briefly explained the proposed facade plan appeal. He stated that the HVAC units should not be seen from the public right-of-way.

Vice-Chairman Zepp asked why the applicant could not raise the parapet wall one foot to meet the requirement. Mr. Segovia stated that the building had already been built and the tenants were moving in. He stated that they just noticed that the HVAC units are about the same height as the lowest parapet wall.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing and approve the facade plan appeal as recommended by Staff, with a vote of 7-0-0.

**END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

Commission Member Smith thanked Staff for providing her with a recap of residential and non-residential submittal information and for extending a professional welcome to any applicants that come forward to be part of the City of McKinney. She briefly discussed the results of the recap information. Commission Member Smith thanked City Council for bringing us to this exciting juncture.

Mr. Brian Lockley, Director of Planning for the City of McKinney, stated that he would be providing a recap of the items that went on to City Council in the meeting packet next month.

Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:26 p.m.

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BILL COX  
Chairman