

PLANNING AND ZONING COMMISSION

APRIL 24, 2018

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, April 24, 2018 at 6:00 p.m.

City Council Present: Chuck Branch and Charlie Philips

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

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

There were approximately ten 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 Commission Member Cobbel, seconded by Commission Member McCall, to approve the following two Consent items, with a vote of 7-0-0.

**18-374 Minutes of the Planning and Zoning Commission
Regular Meeting of April 10, 2018**

18-0114CVP Consider/Discuss/Act on a Conveyance Plat for Lots 3, 4, 5 and 6, Block A, of McClure Elementary School Addition, Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Ridge Road

END OF CONSENT

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

17-283SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Auto Sales and Repair (Da Shang Auto Sales and Repair), Located at the Northeast Corner of State Highway 5 (McDonald Street) and McMakin Street (REQUEST TO BE TABLED)

Ms. Melissa Spriegel, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely in order to allow Staff and the applicant to continue working on the plan. She stated that Staff will re-notice the item prior to an upcoming meeting.

Chairman Cox opened the public hearing and called comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and table the proposed site plan request indefinitely per Staff's recommendation, with a vote of 7-0-0.

18-0045Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 40 acres of land from "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District to "C3" – Regional Commercial District and "CC" – Corridor Commercial Overlay District, generally to allow for commercial uses. Ms. Quintanilla stated that the properties to the north, northwest, and west of the subject property were recently rezoned to similar zoning districts and are developing for a variety of commercial uses, including big box retail, anchor stores, restaurants, and pad site retail. She stated that given the location at the intersection of two major arterials and nearby commercial development, Staff is of the professional opinion that the proposed rezoning request will help to further enhance this area as a prime commercial corridor and is appropriate for the subject property. Ms. Quintanilla stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Jonathan Kerby, 2508 Winfield Drive, Plano, TX, briefly explained the proposed rezoning request and offered to answer questions.

Vice-Chairman Mantzey asked why they were requesting "C3" – Regional Commercial District instead of "C2" – Local Commercial District, when "C2" – Local Commercial District is the zoning in the adjacent corners. Mr. Kerby stated that they believe that the subject property located at a major arterial and a highway meets the

requirements of the “C3” – Regional Commercial District. He stated that it allows for taller heights and a wider range of uses.

Vice-Chairman Mantzey stated that there had been some letters of opposition submitted on the proposed rezoning noting a potential hotel use. He asked if “C3” – Regional Commercial District and “C2” – Local Commercial District allow for hotel uses. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that “C2” – Local Commercial District would require a specific use permit (SUP) for a hotel use.

Commission Member Smith thanked Staff for the beneficial Land Use Comparison Table included in the Staff Report. She stated that it put the proposed rezoning request in a good perspective. Commission Member Smith stated that she would have discussed it more had there been residents that showed up to the meeting concerned about the proposed uses. She stated that the proposed uses were a higher use of the land compared to what could be allowed under the current zoning on the subject property.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McReynolds, the Commission unanimously vote to close the public hearing and recommend approval of the proposed rezoning request per Staff’s recommendation, 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 15, 2018.

18-0002SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Day Care Facility (Village Park Square Day Care), Located on the Northwest Corner of Collin McKinney Parkway and Village Park Drive

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed specific use permit request (SUP). She stated that the applicant is requesting approval of a specific use permit (SUP) to allow for a 10,080 square foot day care facility (Village Park Square Day Care) on the subject property. Ms. Quintanilla stated that the governing zoning district (“C1”- Neighborhood Commercial District) requires that a specific use permit be granted in order for a day care facility to be operated on the subject property. She stated that the applicant has submitted a site layout exhibit detailing the building and parking locations, as well as the internal site circulation. Ms. Quintanilla

stated that the properties to the north and east are existing single family subdivisions. She stated that the property to the south is currently under construction for a single family subdivision (The Vineyards Phase 2). Ms. Quintanilla stated that the property to the west is zoned for similar commercial uses and is currently undeveloped. She stated that given that the day care facility is primarily a daytime use and is proposed to be situated and serve nearby residential subdivisions, Staff is of the professional opinion that the proposed day care facility is a compatible and complementary use to the existing and future adjacent land uses. Ms. Quintanilla stated that Staff recommends approval of the proposed specific use permit and offered to answer questions. There were none.

Mr. Costa Mazidji, PE, Mazidji Group, 11105 Fernald Avenue, Dallas, TX, stated that he was the Civil Engineering on the project. He stated that the proposed day care facility would be useful and convenient for the surrounding community. Mr. Mazidji stated that they anticipate approximately 200 children at the facility.

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 recommend approval of the proposed specific use permit (SUP) 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 15, 2018.

17-0034FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for a Restaurant (McKinney Wheelhouse), Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

Ms. Melissa Spriegel, 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 a restaurant building (McKinney Wheelhouse). Ms. Spriegel stated that typically facade plans can be approved by Staff; however, the applicant is requesting variances to the facade requirements, which must be considered by the Planning and Zoning Commission. She stated that the applicant is requesting a variance to waive the offset requirements for all buildings. Ms. Spriegel stated that the applicant is proposing an industrial design type with several shallow recesses and projections on the primary

facade, as well as freestanding walls with the patio and material changes within the offsets. Ms. Spriegel stated that it is Staff's professional opinion that the use of contrasting materials, along with the unique patio design, provides the changes in planes to create the visual interest intended by the requirement for offsets. She stated that Staff has no objections to this request. Ms. Spriegel stated that the applicant is also requesting a variance to waive the requirement for the building to be architecturally consistent with the other buildings within the development. She stated that the applicant is proposing to utilize architectural elements, materials, and colors on the building that are inconsistent with the other approved buildings within the overall development, in order to create an industrial looking building to match the architectural style of the brand's location in Dallas. Ms. Spriegel stated that Staff has concerns that the building design type and color scheme may appear out of place in this location. She stated that the subject property is being developed independently from the remaining sites, and the proposed design does create a unique feature point at the intersection. Ms. Spriegel stated that given that all material requirements have been met, Staff has no objections to this request. She offered to answer questions. There were none.

Mr. Clemente Jaquez, Hoefler Wysocki, 2001 Ross Avenue, Dallas, TX, stated that the restaurant at this location would be prime. He stated that they want to create a quality place that becomes a destination and a visual interest point for the whole development. Mr. Jaquez stated that the quality experience with family and friends is paramount to the success of the restaurant. He stated that they were trying to break up the different masses, so that the patio and open areas are visible to the people arriving at the restaurant. Mr. Jaquez stated that they were excited to bring the restaurant to McKinney. He requested approval of both variance requests and offered to answer questions.

Commission Member Smith stated that she looked on-line at the Dallas location's website. She stated that the menu, décor, and architecture resonates an ambience to gather and it was clearly their branding. Commission Member Smith stated that she believes it will be a destination location and unique to McKinney.

Commission Member McReynolds asked if the patio would have glass walls. Mr. Jaquez stated no, that the idea was for the patio to be open. He stated that there could

be a curtain or solar shade there to help block the heat of the summer when needed. Mr. Jaquez stated that for the most part the patio would be completely open.

Commission Member Cobbel stated that this was an excellent design and is needed for that corner. She stated that she was excited to see it develop.

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

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for this facade plan appeal.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Commission Member Smith and Chairman Cox welcomed Commission Member McReynolds as a full time member. Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:22 p.m.

BILL COX
Chairman