

DRAFT - Planning and Zoning Commission Meeting Minutes of October 25, 2016:

16-261SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for the Collin College Public Safety Training Center, Located Approximately 750 Feet South of Bloomdale Road and on the East Side of Redbud Boulevard

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed site plan request. She stated that the site plan was for an approximately 146,442 square foot public safety training facility. She stated that typically site plans could be administratively approved by Staff; however, the applicant was requesting approval to waive the required screening of the overhead doors located on the north side of the main building at both the shooting range and simulations area. Ms. Spriegel stated that these areas were precluded from being screened due to the access and shared drive along the north property line, required by the interlocal agreement between the City of McKinney and Collin College. She stated that this agreement required the north drive on the site to straddle the property line to be split between the subject property and the property to the north. Ms. Spriegel stated that the applicant had indicated that these drive areas would need to be clear in order for proper access and training at the facility. She stated that Staff recommended approval of the proposed site plan as conditioned in the Staff report and offered to answer questions. There were none.

Mr. Jesse Miller, PBK Architects, 14001 Dallas Parkway, Dallas, TX, concurred with the Staff report. He stated that the rezoning request for the subject property was approved at the October 18, 2016 City Council meeting. Mr. Miller offered to answer questions.

Commission Member Smith asked if the facility may be open to the public at some point in the future. Mr. Miller stated that this was a joint venture with the City of McKinney and Collin College and that they had first rights to certain hours at the facility. He stated that the facility could possibly be open to the public if scheduling allowed.

Chairman Cox opened the public hearing and called for comments.

Mr. Walter Nelson, 1812 Carla Avenue, Arlington, TX, stated that he was representing Mr. David Huang, who could not be present at this meeting. Mr. Nelson stated that they were opposed to the site plan request. He stated that he believed it was a beautiful site. Mr. Nelson stated that they laid out the site as if screening it from Redbud Boulevard was more important and then placed the tower 85' from the rear property line. He stated that they were not requesting that the tower be moved. Mr. Nelson explained that the tower would not be very visible from Redbud Boulevard. He stated that there was not any proposed screening for the rear of the tower and therefore it would be very visible to the property owners to the east. Mr. Nelson stated that there was a 4' chain link fence proposed around the detention pond on the subject property. He requested that additional screening be placed along the eastern property line and the rear of the tower. Mr. Nelson stated that the surrounding property was currently zoned "AG" – Agricultural district and the Future Land Use Plan (FLUP) shows it as "LI" - Light Industrial district. He felt the front part of Mr. Huang's property would most likely be retail in the future, since it was located along State Highway 5 (McDonald Street); however, he was not sure what the back of the property might be rezoned to in the future. Mr. Nelson stated that they were proposing to plant 8" caliper trees in front of the tower; however, he felt that it would be better to plant more 4" caliper trees around the tower for more screening. Mr. Nelson

also recommended that the tower be fenced to discourage people from going over to it. He stated that the tower would help save lives in the future. Mr. Nelson stated that they were in favor of the site; however, would like to see some screening on the east side of the subject property.

On a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted unanimously to close the public, with a vote of 7-0-0.

Commission Member McCall asked Staff to clarify that the screening requirements for the proposed tower. Ms. Spriegel stated that there were no screening requirements for the tower or the eastern property line.

Vice-Chairman Zepp asked if there was no screening requirement since the surrounding property to the east was zoned "AG" - Agricultural district. Ms. Spriegel said yes. She stated that the ordinance only requires buildings and equipment to be screening when it is located next to residential uses or right-of-ways.

Vice-Chairman Zepp asked if the property to the east was rezoned at a later time if screening would then be required. Mr. Brian Lockley, Director of Planning for the City of McKinney, stated that additional screening would not be required on the subject property once it is developed.

Vice-Chairman Zepp asked Mr. Miller if there was any consideration for additional screening along the eastern property line. Mr. Miller stated that they were trying to follow the City of McKinney's requirements for the development. He explained that there was landscape and screening proposed for the north and west elevations of the building on the subject property. Mr. Miller stated that there was currently a grove of trees that goes along the eastern property line that he felt acted as a good buffer. He stated that they

had tried to locate the burn structures and tower as far away from the nearby school and residential development to the north as possible.

Commission Member Smith asked if these type of facilities were normally fenced in. Mr. Miller stated that it would depend on the security issues and gave some examples. He explained that building a fence around the property might not fit into the development budget. Mr. Miller explained that the current structures were locked and not easily accessed.

Vice-Chairman Zepp asked what the Comprehensive Plan called for the surrounding property to be developed in the future. Ms. Spiegel stated that it shows the property as industrial uses.

Vice-Chairman Zepp wanted to clarify that the grove of trees were located on the next door property and should not be taken out during this development. Ms. Spiegel said yes.

On a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission voted unanimously to recommend approval of the proposed site plan as conditioned in the Staff report, 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 November 15, 2016.