

PLANNING AND ZONING COMMISSION

MARCH 11, 2014

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 11, 2014 at 6:00 p.m.

Commission Members Present: Chairman Rick Franklin, Vice-Chairman George Bush, Jim Gilmore, Matt Hilton, and Michael Osuna

Commission Member Absent: Dick Stevens and Larry Thompson

Staff Present: Assistant Director of Development Services Rick Leisner, Director of Planning Michael Quint, Planning Manager Matt Robinson, Planners Samantha Gleinser and Steven Duong, and Administrative Assistant Terri Ramey

There were three guests present.

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

Chairman Franklin 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 would be forwarded on to City Council. Chairman Franklin 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 Franklin 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 the issues.

Chairman Franklin continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Hilton, seconded by Commission Member Gilmore, to approve the following three Consent Items with a vote of 5-0-0.

14-038CVP Consider/Discuss/Act on the Request by Claymoore Engineering, Inc., on Behalf of University Joint Venture, for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the Skyline-University Addition, Being Less than 11 Acres, Located on the Northeast Corner of Skyline Drive and U.S. Highway 380 (University Drive)

14-039CVP Consider/Discuss/Act on the Request by Demian Salmon, on Behalf of McKinney Seven 50, L.P., for Approval of a Conveyance Plat for Lots 4R and 5R, Block A, of the Tour Drive South Addition, Being Fewer than 3 Acres, Located on the Northeast Corner of Collin McKinney Parkway and Custer Road

END OF CONSENT

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

14-042SUP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Wayne Hill, for Approval of a Specific Use Permit for McKinney Bed and Breakfast, Being Less than 1 Acre, Located Approximately 100 Feet South of Howell Street and on the West Side of Parker Street

Mr. Steven Duong, Planner for the City of McKinney, explained the specific use permit request. He stated that Staff recommends approval of the requested specific use permit with the special ordinance provision listed in the staff report.

The applicant was not present to speak at the meeting.

Chairman Franklin opened the public hearing and called for comments. There were none.

The Commission unanimously approved the motion by Vice-Chairman Bush, seconded by Commission Member Hilton, to close the public hearing and recommend approval of the specific use permit with the special ordinance provision listed in the staff report, with a vote of 5-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 1, 2014.

13-236SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of SLMP Facility L.L.C., for Approval of a Site Plan for StatLab Medical Products, Being Fewer than 8 Acres, Located on the Southeast Corner of Bray Central Drive and Commerce Drive

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed site plan and the variance request to waive the required screening for overhead bay doors and associated loading docks located on the east side of the proposed building. She stated that Staff recommends approval of the proposed site

plan as conditioned in the staff report. Ms. Gleinser stated that the Zoning Ordinance requires that all bay doors and loading docks be screened from any adjacent, non-industrial property with either a masonry wall, wrought iron fence with masonry columns and shrubs, or a living screen. She stated that the screening requirement may be waived entirely; however, Staff does not feel that the site meets the unique circumstances outlined in the staff report. Ms. Gleinser stated that Staff recommends denial of the variance request since Staff feels some type of screening device should be provided between the subject property and adjacent, non-industrial property.

Commission Member Gilmore asked what was located on the east side of the proposed property. Ms. Gleinser said North Texas Job Corps.

Commission Member Gilmore asked if there was room for the recommended living screen on the proposed site plan. Ms. Gleinser said yes.

Chairman Franklin asked how long the barrier would need to be on the property. Mr. Michael Quint, Director of Planning for the City of McKinney, showed the location on the proposed site plan displayed on the overhead projection of where Staff recommended the living screen be planted so that it screened the overhead bay doors and associated loading docks.

Mr. Arlyn Samuelson, Pogue Engineering and Development Company, Inc., 1512 Bray Central Drive, McKinney, TX, explained the proposed site plan and variance request. He distributed some additional photographs to the Planning and Zoning Commission. Mr. Samuelson explained that he felt this project would be a good example of where the screening exception in the Zoning Ordinance would be acceptable. He stated that this property would be located next to a government institution called North Texas Job Corps. Mr. Samuelson stated that the North Texas Job Corps had some overhead bay door and loading docks that were not screened. He requested approval of the variance request that the screening requirement be eliminated on the property.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Bush, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing, with a vote of 5-0-0.

Vice-Chairman Bush felt that the cost of a living screen on the property was reasonable. Mr. Samuelson stated that all costs add up in a project and that they would prefer not installing the required screening.

Chairman Franklin asked if a fence would be required on the property as part of the recommended screening. Mr. Quint stated that the Zoning Ordinance allows by right a six-foot tall masonry wall or a six-foot tall wrought iron fence with masonry columns every 20 linear feet with evergreen shrubs growing to six feet tall planted three feet on center. He stated that the Zoning Ordinance allows for a six-foot tall living plant screen; however, it must be approved by the Planning and Zoning Commission. Mr. Quint stated that there was also a provision that allowed the required screening to be waived by the Planning and Zoning Commission. He stated that Staff's recommendation was to install at least a living screen on the property to screen the overhead bay doors and loading docks. Mr. Quint stated that the Planning and Zoning Commission could request more screening on the property if they thought that was more appropriate. Mr. Samuelson stated that they preferred installing a living screen over fencing the property.

On a motion by Commission Member Osuna, seconded by Vice-Chairman Bush, the Commission voted unanimously to approve the proposed site plan with the conditions of approval as outlined in the staff report, in addition to the approval of an approximately 300-foot living plant screen on the east side of the property, with a vote of 5-0-0.

Chairman Franklin stated that the Planning and Zoning Commission was the final approval authority for the proposed site plan request.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Mr. Michael Quint, Director of Planning for the City of McKinney, explained that Mr. Dick Stevens replaced Mr. David Kochalka on the Planning and Zoning Commission.

There being no further business, Chairman Franklin declared the meeting adjourned at 6:14 p.m.

RICK FRANKLIN
Chairman