

Draft Planning and Zoning Commission Meeting Minutes of January 12, 2021:

20-0011SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automobile Sales, Repair, and Storage Uses (McKinney Dodge), Located at the Northwest Corner of Rockhill Road and U.S. Highway 75 (Central Expressway). Ms. Kaitlin Gibbon, Planner II for the City of McKinney, stated that she distributed a letter of opposition to the Commission that was submitted after the packet was created and that will go on to the City Council meeting as part of that packet. She explained the proposed specific use permit (SUP) request. Ms. Gibbon stated that the applicant was requesting a specific use permit (SUP) to allow for automobile sales, repair, and storage uses (McKinney Didge). She stated that the applicant proposed to construct an approximate 58,800 square-foot building for the dealership. Ms. Gibbon stated that a previous specific use permit (SUP) request was approved for a portion of this site for the dealership by City Council in April 2019. She stated that the applicant was now bringing forward a new specific use permit (SUP) request to expand the building and increase the lot size for this use. Ms. Gibbon stated that as part of the specific use permit (SUP) request, the applicant was also seeking a variance for the bay door orientation towards right-of-way and to request an alternative screening device for the screening requirements for those bay doors. She stated that the applicant was proposing to plant canopy trees at a denser ratio of one tree for every 25' along Rockhill Road and US Highway 75 (Central Expressway) as an alternate screening device. Ms. Gibbon stated that the orientation of bay doors and the

alternative screening device were previously considered and approved with the previous specific use permit (SUP) request. She stated that considering these factors, Staff does not have any objections to these requests should the specific use permit (SUP) be approved. Ms. Gibbon stated that Staff has evaluated the request and has concerns with the expansion of this use beyond the previous request on this site. She stated that the additional land that is now a part of this request was just recently zoned to "C3" – Regional Commercial District towards the end of last year. Ms. Gibbon stated that given that this newly zoned property is an opportune location for achieving commercial and retail developments along the frontage of US Highway 75 (Central Expressway) and Virginia Parkway, Staff was of the opinion that the additional land should be preserved for uses permitted within the new zoning district. She stated that Staff was unable to support the proposed specific use permit (SUP) request and offered to answer questions. Ms. Gibbon drew a line on the overhead exhibit to show the area for the previously approved specific use permit (SUP) on the subject property. Commission Member McCall asked if the dealership would have any frontage on Virginia Parkway. Ms. Gibbon stated that the remainder of that corner was being preserved for commercial uses. Commission Member Haeckler asked about the 100-year floodplain and existing trees in that area. Ms. Gibbon stated that they would have the ability to remove up to 30% of the existing trees in the floodplain area. Vice-Chairman Mantzey asked about the proposed screening. Ms. Gibbon stated that the applicant is still proposing the screening on the back by the parking area. She stated that it would be extending the screening similar to the previous request. Commission

Member Haeckler asked about the lighting. Ms. Gibbon stated that the proposed lighting would be reviewed by the Building Inspections Department to verify that they meet the City's requirements prior to issuing a permit. Commission Member Doak asked how much space would be taken up along US Highway 785 (Central Expressway). Ms. Gibbon stated that it is approximately 250 feet. Vice-Chairman Mantzey stated that "C3" – Regional Commercial District was on the corner and valuable property. He stated that this would be taking a back piece of a commercial property that was not very viable and placing a more viable piece of development on the property, which would increase taxes. Mr. Matt Moore, Claymoore Engineering, Inc., 301 S. Coleman, Prosper, TX, explained the proposed specific use permit (SUP) request. He stated that the proposed expansion would allow them to have their entire operation on one site. Mr. Moore stated that they tried to limit the impact to the commercial zoned property at the hard corner. He requested approval of the proposed specific use permit (SUP) request and offered to answer questions. Commission Member Haeckler asked if the existing metal building would remain on the site. Mr. Moore stated that Dr. Wysong would be leasing that portion of the property until he passes to be able to continue using it for various civic organization activities. Chairman Cox opened the public hearing and called for comments. Mr. Floyd Rogers, 105 Poppy Lane, McKinney, TX, stated that he lived directly behind the proposed expansion. He expressed concerns about the amount of additional concrete on the site being proposed which could cause erosion, increase the floodplain area, cause flooding issues along Jean Creek, and decrease property values of surrounding properties. Mr. Rogers stated that due to runoff that he would

like to see concrete or stone walls added to the creek to address the erosion issues. On a motion by Commission Member Haeckler, seconded by Commission Member Kuykendall, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Haeckler asked about the floodplain and if it had been studied in conjunction with the proposed development. Mr. Moore stated that they had a floodplain study for Jeans Creek. He stated that Federal Emergency Management Agency (FEMA) has regulations with restrictions on increasing floodplain and affecting downstream properties when developing property in a floodplain. He stated that the drainage studies have shown that the proposed development will not negatively impact anybody downstream. Mr. Moore stated that the City of McKinney has erosion hazard setbacks to address erosion issues, which will be dedicated during the platting phase. Commission Member Haeckler asked if they would be doing any erosion improvements outside the pavement area. Mr. Moore stated that with Dr. Wysong's property some of the grading area had been limited upstream of the creek area. He stated that they were not getting into any grading exercises inside of Jeans Creek. Commission Member Haeckler asked if they floodplain study would be updated with the proposed development. Mr. Moore stated that they would be completing a letter of map revision with the Federal Emergency Management Agency (FEMA) after the construction of the improvements to modify the floodplain map to reflect this project. Commission Member Haeckler asked how Dr. Wysong's building would be accessed. Mr. Moore stated that they designed a small roadway off Rockhill Road to access the building. He stated that there was a significant retaining wall along the west side of the

property. Chairman Cox asked Ms. Gibbon to be the point of contact for Mr. Rogers to get his questions answered. Ms. Gibbon stated that she shared the engineer's contact information that is working on this site and offered to help Mr. Rogers with any concerns or questions he had regarding the proposed development. On a motion by Commission Member Haeckler, seconded by Commission Member Taylor, the Commission unanimously voted to recommend approval of the proposed specific use permit request, 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 February 2, 2021.