

## PLANNING AND ZONING COMMISSION

AUGUST 8, 2017

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Jack Hatchell Collin County Administration Building – Commissioners Court – 4<sup>th</sup> Floor at 2300 Bloomdale Road on Tuesday, August 8, 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 Mark McReynolds - Alternate

Commission Member Absent: Pamela Smith

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

There were six 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 Kuykendall, seconded by Alternate Commission Member McReynolds, to approve the following five Consent items, with a vote of 7-0-0.

**17-782 Minutes of the Planning and Zoning Commission Regular Meeting of July 25, 2017**

**17-043CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block A, and Lot 1, Block B of IESI McKinney Addition Number 2, Located Approximately 570 Feet South of F.M. 546 and on the West Side of Country Lane**

**17-183CVP Consider/Discuss/Act on a Conveyance Plat for Lots 2R and 3, Block A, of CVS Ridge Addition, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Ridge Road**

**17-081PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R1, 2R1 and 3-17, Block B, of Wilson Creek Crossing, Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Lake Forest Drive**

**17-151PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of Custer Ridge Addition, Located on the**

**Northeast Corner of Ridge Creek Parkway and Custer Road**

**END OF CONSENT**

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

**17-147SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Medical and General Offices, Located on the Northeast Corner of Tour Drive and Custer Road**

Ms. Danielle Quintanilla, Planner for the City of McKinney, explained the proposed site plan request. She stated that the applicant proposed to construct two buildings, Building 1 would be approximately 6,000 square feet and Building 2 would be approximately 18,300 square feet, for medical and general office uses. Ms. Quintanilla stated that site plans could typically be approved by Staff; however, the applicant was requesting approval of a variance to allow for a living plant screen to be used as a screening device from the adjacent residential subdivision being constructed to the north of the subject property. She stated that the residential subdivision had installed a 6' tall masonry wall to run along the property line for screening. Ms. Quintanilla stated that the applicant requested to use a living plant screen to be Nellie R. Stevens to be 6' at the time of planting and would abut the adjacent 6' masonry wall, approximately 282' in length. She stated that it was Staff's professional opinion that it will complement the existing wall rather than create a "no man's land" with the construction of a second wall. Ms. Quintanilla stated that Staff had no objections to the proposed variance request; therefore, Staff recommends approval of the proposed site plan and variance request as conditioned in the Staff Report. She offered to answer questions.

Commission Member Mantzey asked to clarify if the variance being requested was on the east side of the subject property. Ms. Quintanilla stated that it was located on the north side of the property.

Mr. Jerry Huffman, 5880 Ashmill Drive, Plano, TX, explained the request. He stated that they currently have plans for an optometrist, dentist, family practice, and other uses planning to go in at this location. Mr. Huffman stated that the adjacent residential subdivision had already built the masonry wall and they did not see a reason to build a second screening wall next to it; therefore, they requested to plant a living screen there instead. He stated that it would look nice.

Chairman Cox opened the public hearing and called for comments.

Mr. Lance Koth, Triangle Engineering, 801 Willow Drive, Allen, TX, stated that he was the engineer on the project and offered to answer questions. There were none.

On a motion by Commission Member Cobbel, seconded by Commission Member McCall, 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.

Vice-Chairman Zepp stepped down on the following item # 16-095SP due to a possible conflict of interest.

**16-095SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Medical Office (OBGYN Medical Clinic), Located Approximately 1,000 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Lake Forest Drive**

Ms. Melissa Spriegel, Planner for the City of McKinney, explained the proposed site plan request. She stated that the applicant proposed to construct an 11,015 square foot medical office building on approximately 1.50 acres. Ms. Spriegel stated that site plans could typically be approved by Staff; however, the applicant was requesting approval to utilize an alternative screening device to screen the proposed medical office building from the single family residential uses located to the east of the subject property, which must be considered by the Planning and Zoning Commission. She stated that the applicant was proposing an alternate screening device consisting of Eastern Red Cedars, planted 6' on center, to screen the non-residential property from the single family residential properties to the east. Ms. Spriegel stated that it was Staff's professional opinion that the proposed alternative screening, along with the existing vegetation along the creek on the east side of subject property, will serve as adequate screening between the medical office building and the existing residential uses and would remain consistent with the screening device located on the property to the south. She stated that Staff has no objections to the applicant's request and recommend approval of the proposed site plan and variance request as conditioned in the Staff Report. Ms. Spriegel offered to answer questions.

Commission Member Mantzey asked if the proposed screening was the same as that existing on the property to the south. Ms. Spriegel said yes.

Mr. Jerry Huffman, 5880 Ashmill Drive, Plano, TX, explained the request. He stated that they wanted to be consistent with the properties being developed in this location.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Alternate Commission Member McReynolds, 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.

Vice-Chairman Zepp returned to the meeting.

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

Chairman Cox and Commission Member McCall thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:12 p.m.

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BILL COX  
Chairman