

## PLANNING AND ZONING COMMISSION

MARCH 13, 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, March 13, 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, Eric Zepp, and Mark McReynolds - Alternate

Commission Member Absent: Pamela Smith

Staff Present: Director of Planning Brian Lockley; Planning Manager Jennifer Arnold; Engineering Capital Improvements Program Manager Nick Ataie, P.E.; Planner II Aaron Bloxham; Planner I Danielle Quintanilla; and Administrative Assistant Terri Ramey

There was one guest 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 Alternate Commission Member McReynolds, to approve the following two Consent items, with a vote of 7-0-0.

**18-248 Minutes of the Planning and Zoning Commission Regular Meeting of February 27, 2018**

**18-249 Revised Minutes of the Planning and Zoning Commission Meeting of February 13, 2018**

### END OF CONSENT

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

**17-0011SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office Building (Independent Bank Headquarters), Located on the Southeast Corner of Henneman Way and Grand Ranch Parkway**

Ms. Danielle Quintanilla, Planner I for the City of McKinney, briefly explained the proposed site plan variance request. She stated that the applicant is proposing to construct a six-story, 160,000 square foot office building for Independent Bank Headquarters. She stated that site plans can typically be approved by Staff; however, the applicant is requesting two variances. Ms. Quintanilla stated that the first variance is to allow loading spaces to be

located more than 25 feet from the building. She stated that the second variance is to allow for an increase in the maximum height for a screening device from eight feet four inches (8' 4") to ten feet (10') in height. Ms. Quintanilla stated that per section 146-131 of the Zoning Ordinance, all loading spaces shall be located within 25 feet of the building. She stated that the applicant has proposed that two of the three required loading spaces be located approximately 72 and 75 feet from the building within the service yard area. Ms. Quintanilla stated that it is Staff's professional opinion that the location of these two loading spaces within the service area will allow for adequate access to the office building. She stated that screening has been provided for a portion of the service yard, which will further reduce the impact on adjacent properties. Ms. Quintanilla stated that Staff has no objections to the applicant's first variance request. She stated that per section 146-132 of the Zoning Ordinance, the maximum height of a screening device in all districts, other than industrial, is a maximum of eight feet four inches (8' 4"). Ms. Quintanilla stated that the applicant has proposed that the height of the screen wall around the service yard area be increased from the maximum height of eight feet four inches (8' 4") to ten feet (10') in height. She stated that mechanical and heating and air conditioning equipment shall be screened from view from the public right-of-way and from adjacent residential property. Ms. Quintanilla stated that the applicant has indicated their intent to increase the screen wall height in order to effectively screen two HVAC (Heating, ventilation, and air conditioning) equipment units (AC chillers) at a height of eight feet six inches (8' 6") and a generator at a height of nine feet six inches (9' 6") in height. She stated that it is Staff's professional opinion that the increase in height of the screen wall will provide a visual barrier and screen the equipment located within the service yard area effectively. Ms. Quintanilla stated that Staff has no objections to the applicant's second variance request. She stated that Staff overall recommends approval of the proposed site plan and variances requests as conditioned in the Staff Report. Ms. Quintanilla offered to answer questions. There were none.

Mr. Jonathan Hake, Cross Engineering, 131 S. Tennessee Street, McKinney, TX, briefly explained the proposed site plan. He concurred with the Staff Report and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the

Commission unanimously voted to close the public hearing and approve the proposed site plan and associated variances as recommended by Staff, with a vote of 7-0-0.

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

**18-0003M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend the Transportation Element Section (Section 8) of the Comprehensive Plan, Including Minor Amendments to the Master Thoroughfare Plan**

Mr. Aaron Bloxham, Planner II for the City of McKinney, explained the proposed amendments to the Transportation Element Section (Section 8) of the Comprehensive Plan, including minor amendments to the Master Thoroughfare Plan. He stated that this is a proposed amendment to the 2004 Comprehensive Plan. Mr. Bloxham stated that there were two reasons why an amendment was needed. First, in 2016 there was an Alignment Study and Design Study conducted on Laud Howell Parkway. Second, in the summer of 2016 City Council directed Staff to update the Engineering Design Manual. He stated that both of these were based on concepts found in the 2040 Comprehensive Plan. Mr. Bloxham stated that due to delays with the adoption of the 2040 Comprehensive Plan, the City is moving forward with these amendments to incorporate the alignment study, design study, and concepts already approved by City Council. He stated that the proposed changes are: the Master Thoroughfare Plan will reflect the new alignment of Laud Howell Parkway; the cross-sections will be updated based on the ONE McKinney 2040 Comprehensive Plan Initiative and the recently completed updates to the Engineering Design Manual; and other non-substantive changes associated with the updated to Section 8 (Transportation) of the Comprehensive Plan. Mr. Bloxham stated that these non-substantive changes include updating outdated information and correcting typographical errors. He stated that the proposed amendments had been discussed with City Council during previous presentations. Mr. Bloxham stated that Staff recommends approved of the proposed amendments and offered to answer questions.

Alternate Commission Member McReynolds asked for an example of a six-lane greenway arterial. Mr. Bloxham stated that there were not any currently in McKinney.

Alternate Commission Member McReynolds asked if there were different levels of greenways. Mr. Bloxham stated that there are four-lane greenway arterials in McKinney. He

gave examples of Hardin Boulevard and Eldorado Parkway. Mr. Bloxham stated that they typically have a larger parkway and median areas.

Commission Member Cobbel stated that she is excited to see something happen with the Comprehensive Plan.

Chairman Cox asked how changing Laud Howell Parkway from a principal arterial to a greenway arterial would affect the future uses that might see there. Mr. Bloxham did not believe that it would necessarily change the uses that you would see along Laud Howell Parkway. He stated that it would still be a major six-lane arterial; however, now there would be some additional treatments along the edges of the road.

Vice-Chairman Mantzey asked how the Texas Department of Transportation (TxDOT) changes might effect this. Mr. Bloxham stated that it could have an impact to Laud Howell Parkway; however, Staff does not know yet. He stated that changes could be made to address their preferred alignment at a later date.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval 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 April 3, 2018.

**18-0004M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Sections 146-46 (Definitions), 146-135 (Landscape Requirements), and Appendix B (Urban Design Standards for the Regional Employment Center) of the Zoning Ordinance (Chapter 146 of the Code of Ordinances)**

Mr. Nick Ataie, P.E., Capital Improvements Program (CIP) Manager for the City of McKinney, explained the proposed minor amendments to the Zoning Ordinance and the Design Manual Update. He stated that the Engineering Design Manual currently establishes the standard engineering practices and minimum engineering criteria for the City of McKinney. Mr. Ataie stated that a consultant was hired in 2016 to help provide a new updated manual, which included the consolidation of the Water and Wastewater, Street, and Stormwater design manuals that were adopted in December 2010. He stated that this included updating the design guidance and criteria to improve the quality and function of

public infrastructure. Mr. Ataie stated that it would also incorporate the new comprehensive plan transportation design elements. He stated that they were proposed clarification of Engineering Design Manual Authority by "Director of Engineering" in section 146-46, updating the maximum earthen berm slope from a 3:1 slope to 4:1 slope in section 146-135, updating the definition of "alley" in Appendix B of the Urban Design Standards for the Regional Employment Center (REC), updating the minimum sidewalk widths from 5 feet to 6 feet in Appendix B, Urban Design Standards for the Regional Employment Center (REC), and updating five chapters of the Zoning Ordinance. He briefly discussed the illustrative cross-sections. Mr. Ataie discussed the timeline for the Design Manual Update events. He offered to answer questions.

Chairman Cox asked when the effective date would be if City Council approves the proposed amendments. Mr. Ataie said April 4, 2018. He stated that the manual was published in the City Secretary's office on March 1, 2018. Mr. Ataie stated that the City's ordinance requires amendments to design criteria to be published a minimum of 30 days prior to the effective date.

Chairman Cox asked if an applicant that is currently in the process of a permit could be effected by the proposed amendments. Mr. Ataie stated that if an applicant had already started the process then they would be grandfathered under the previous requirements. He stated that as Pre-Development Meetings are held that Staff making the customers aware of the proposed changes, so there are no misunderstandings.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval 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 April 3, 2018.

There being no further business, Chairman Cox declared the meeting adjourned at 6:30 p.m.

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BILL COX  
Chairman