

Planning and Zoning Commission Meeting Minutes of February 13, 2018:

Vice-Chairman Mantzey stepped down on the following item # 17-0013SP due to a possible conflict of interest.

17-0013SP Consider/Discuss/Act on a Site Plan for an Auto Repair Facility (Service First), Located Approximately 250 Feet West of North Jordan Road and on the North Side of Virginia Parkway

Mr. David Soto, Planner I for the City of McKinney, briefly explained the proposed site plan request. He stated that the applicant is proposing to construct an 11,348 square foot auto repair facility (Service First) on 1.43 acres site, located approximately 250 feet west of North Jordan Road and on the north side of Virginia Parkway. Mr. Soto stated that the current zoning of the property is "BG" – General Business District, which allows the use for auto repair by right. He stated that site plans could typically be approved by Staff; however, the governing ordinance requires that site plan to be reviewed by the Planning and Zoning Commission and acted upon by City Council. Mr. Soto stated that the applicant had met all of the requirements, such as parking, loading spaces, solid waste, landscaping, screening, and all other requirements within in the Zoning Ordinance. He stated that Staff recommends approval of the proposed site plan as conditioned in the Staff Report and offered to answer questions.

Commission Member Cobbel stated that Ms. Julia Brady with Imagine International Academy of North Texas had sent an email yesterday. She asked Mr. Soto if he received a copy of it. Mr. Soto said no.

Commission Member Cobbel stated that there was traffic issues in the area during school hours. She asked Staff how traffic might be impacted once the auto repair facility was built. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that

once a site plan is submitted and the civil plans are reviewed by the City Staff it will be looked at for any traffic impact. She stated that if the traffic counts warrant, then a traffic impact analysis could be completed by the Engineering Department.

Commission Member Cobbel stated that the school was located directly behind the subject property. She asked Staff to discuss what type of screening and landscaping might be proposed at the site. Mr. Soto stated that the applicant has proposed to build a six foot wrought iron fencing with masonry columns and a living screen on the eastern, western, and northern sides of the property. Commission Member Cobbel asked if that was required by the Zoning Ordinance. Mr. Soto said yes.

Commission Member Cobbel asked about the access the subject property would have to the student population during school hours from the proposed gate on the northwest corner. She asked Staff about the purpose of the gate. Mr. Soto stated that he was unsure why they needed a gate. He suggested the applicant might be able to answer that question.

Commission Member Kuykendall stated that she had not seen the letter that Commission Member Cobbel referenced. Ms. Pickett stated that she did not believe that Staff was included on the e-mail. She stated that it appeared that a couple of the Commission Members received a copy of it. Ms. Pickett stated that Staff could make it part of the record before it goes to City Council.

Chairman Cox asked how long the current zoning had been in place. Mr. Soto stated that the current zoning was approved in 1994.

Chairman Cox asked if the auto repair facility was an allowed use at that time. Mr. Soto state that it was allowed by right under the "BG" – General Business District. Ms. Pickett stated that Staff could look to see if there was any significant changes to the

allowed uses in this zoning classification. She stated that if anything the allowed uses would have lighted up over time. Ms. Pickett stated that you would likely have seen more intense allowed uses in 1994 compared to today. She believed that this use was allowed during that time.

Chairman Cox asked if the applicant was requesting anything outside the scope of the Zoning Ordinance. Mr. Soto said no and that they were not requesting any variances. He stated that there were some conditions listed in the Staff Report.

Mr. Mac McCloud, Cross Development, 905 Rush Creek Drive, Allen, TX, concurred with the Staff Report and offered to answer questions.

Commission Member Cobbel asked Mr. McCloud if they had spoken with the staff at the school and if he felt their concerns had been addressed. Mr. McCloud stated that he spoke with Ms. Julia Brady and members of her staff this afternoon. He stated that their primary concern was the safety of the children. Mr. McCloud stated that they had come to an agreement that they would have a construction fence around the project and require all of the workers to wear vests to properly identify them. He stated that they were going to meet again on February 23rd. Mr. McCloud stated that the contractor was also going to attend this meeting. Commission Member Cobbel felt the school staff appreciated Mr. McCloud meeting with them today. Mr. McCloud stated that they were very understanding and accommodating. He stated that he requested that they suspend the delivery of construction materials between 10:00 a.m. to 4:30 p.m. each day to allow the school traffic to get in and out. Mr. McCloud stated that they were going to ask the City for latitude to allow them to pour concrete around 3:00 a.m. or earlier to avoid all of the traffic and make things smoother. Commission Member Cobbel stated that she felt it was great that they were going to limit these things during the school's major ins and outs.

Commission Member Cobbel asked if the construction would be going in and out of the property. Mr. McCloud stated that he did not see them bringing construction traffic off of Jordan Road, since that would take them through a parking lot. He stated that the most desirable route would be on Virginia Parkway. Mr. McCloud stated that they would be willing to put in a sign with an arrow pointing towards Virginia Parkway to help direct traffic exiting the facility. He briefly explained that customers would drop off their vehicles and one of the auto repair facility staff members will drive it to the back area of the property. Mr. McCloud stated that one of the employees will take the vehicle from its service location up to the customer when the vehicle was finished being serviced. He stated that a request was made that the employees parking the vehicles pointing towards the bank to encourage the customers to exit out on Jordan Road. Mr. McCloud stated that they were willing to trying it.

Commission Member Cobbel thanked Mr. McCloud for answer questions about the project. She stated that she understood that the site plan was in conformance with the Zoning Ordinance.

Chairman Cox explained that this item was not a public hearing item; therefore, no public comments would be requested at this time. He explained that there should be an opportunity to speak on this item at the City Council meeting being held on Tuesday, March 6, 2018.

On a motion by Commission Member Smith, seconded by Commission Member McCall, the Commission voted to recommend approval of the proposed site plan as recommended by Staff, with a vote of 5-0-1. Vice-Chairman Mantzey abstained.

Vice-Chairman Mantzey returned to the meeting.