

Draft Planning and Zoning Commission Meeting Minutes of October 25, 2022:

22-0044SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Landscape Plan for Louisiana Retail, Located at 1719 West Louisiana Street.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed variance to the landscape plan. She stated that the applicant is requesting a variance to reduce the required 20' landscaping buffers along West Louisiana Street and Wilson Creek Parkway frontages to 10' landscaping buffers due to site limitations. Ms. Schrader stated that West Louisiana Street and Wilson Creek Parkway have similar landscaping buffers. She stated that the ordinance requires the planting of one canopy tree per 40 linear feet of street frontage in the required landscaping buffer along thoroughfares. Ms. Schrader stated that the ordinance does not permit trees to be planted within 8' of public utility lines. She stated that due to water and sewer lines in the right-of-way along West Louisiana Street, the applicant is unable to plant the required canopy trees with the necessary 8' clearance from the utilities. Ms. Schrader stated that the applicant worked with Staff to find an alternate solution that provides the required screening along the right-of-way and meets the spirit of the Zoning Ordinance. She stated that with the conformance with adjacent properties' landscaping buffers, the alternative design of planting canopy trees within the additional landscaping islands, and the required variance keeping in spirit of the zoning regulations for landscape requirements, Staff is comfortable with the request and recommends approval of the variance. Ms. Schrader offered to answer questions. Vice-Chairman Mantzey stated that the proposed setback was like the setbacks at nearby properties. He asked if there were more proposed landscaping than what has been on the property. Ms. Schrader said yes. Commission Member Woodruff asked about the fire lane. Ms. Schrader stated that it was for the apartment development. She stated that the site plan for

the subject property did not include the fire lane. Commission Member Woodruff asked about the proposed use. Ms. Schrader stated that they requested a laundromat and convenience store. Mr. Houshang Jahvani, Jahvani Consulting Engineers, 2121 N. Jossey Lane, Carrollton, TX, explained the proposed request. Commission Member Woodruff asked how close the property was to a nearby church and if they plan to sell alcohol. Mr. Jahvani stated that the property owner plans to build a retail building and they currently do not have tenants for the site. He stated that the property owner was considering having a laundromat and convenience store at the site. Chairman Cox asked about the how the landscaping buffer affected the size of the building. Mr. Jahvani stated that the required setback would not allow for any kind of business to be developed on the property. Chairman Cox discussed the importance of the entrances into McKinney. He expressed concerns about reducing landscaping on a highly visible location that is a very traveled area. Mr. Jahvani discussed the proposed landscaping and reduced parking. Chairman Cox stated that he did not have an issue with the proposed site plan. Mr. Jahvani stated that the proposed development would look better than the carwash currently on the site. Commission Member Taylor stated that this location is an entrance way to the most cherished part of McKinney. He stated that the nearby dentist has a 20' buffer and what a difference it makes. Commission Member Taylor was not in support of the request. Mr. Jahvani stated that they propose to provide more trees and shrubs on the site than what was required by the ordinance. Commission Member Taylor believed that the 20' buffer was needed at this site. Chairman Cox asked how much the 20' buffer would reduce the building size. Mr. Jahvani stated that it would affect the square footage and depth of the building. He stated that reducing the depth would not work for retail uses. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Woodruff asked about the zoning on the property. Ms. Schrader stated that it is currently zoned as "BN" Neighborhood Business District.

Commission Member Woodruff asked how the New Code Overhaul could affect this development. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that there is a six-month dual code window where an applicant can choose to develop under the current code or the new code. She thought that the uses and landscaping requirements would be similar. Commission Member Wattley asked if the proposed development would conform to Quick Car Lube's buffer. Ms. Schrader stated that the Quick Car Lube was directly to the east of this site. She stated that currently the Quick Car Lube buffer was approximately 8'. Ms. Schrader stated that there is basically no buffer further down by the flower shop. She stated that it would be a slight improvement to what is already there. Vice-Chairman Mantzey agreed with the previous comments about the entrance to McKinney being important. He felt that Staff and the applicant had worked on the proposed request well given the 30' corner buffer requirement and proposed island trees on the site. He mentioned nearby businesses with less than 10' setbacks. Vice-Chairman Mantzey felt that Staff and the applicant had done a good job for what can be achieved on this corner. Commission Member Woodruff had concerns regarding the depth of the building and what uses that might go in for the proposed request. Chairman Cox stated that the letter of intent stated that the current structure would be demolished for a coin laundromat and convenience store to be built. He asked if a site plan had been submitted to Staff. Ms. Schrader said yes, and that the site plan had been approved other than the requested landscaping variance. On a motion by Commission Member Taylor, seconded by Commission Member Lebo, the Commission voted to deny the request, with a vote of 5-2-0. Vice-Chairman Mantzey and Commission Member Wattley voted against the motion. Chairman Cox asked Staff to discuss available options to the applicant.