

PLANNING AND ZONING COMMISSION

JULY 28, 2020

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, July 28, 2020 at 6:25 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor. Alternate Commission Member Scott Woodruff was present; however, did not participate in the meeting.

Staff Present: Director of Planning Jennifer Arnold, Planner II Danielle Mathews, Planner I Joseph Moss, and Administrative Assistant Terri Ramey

There were five guests present.

Chairman Cox called the meeting to order at 6:25 p.m. after determining a quorum was present.

Chairman Cox called for public comments on non-public hearing agenda items. There were none.

Chairman Cox called for Information Sharing.

20-0640 Directors Report. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, gave a presentation. No action was taken.

Chairman Cox called for the Consent Items.

The Commission unanimously approved the motion by Commission Member McCall, seconded by Commission Member Doak, to approve the following Consent item, with a vote of 7-0-0.

20-0639 Minutes of the Planning and Zoning Commission Regular Meeting of July 14, 2020.

END OF CONSENT AGENDA

Chairman Cox called for plat consideration under Texas Local Government Code Chapter 212.

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the Commission unanimously voted to approve the following proposed preliminary-final plat as conditioned in the Staff Report, with a vote of 7-0-0.

20-0081PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 4R, Block A, Collin McKinney Stacy Addition, Located on the Northwest Corner of Collin McKinney Parkway and Burnham Drive.

On a motion by Commission Member Doak, seconded by Commission Member McCall, the Commission unanimously voted to approve the following two proposed preliminary-final plats as conditioned in the Staff Report, with a vote of 7-0-0.

20-0084PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of Children's Lighthouse Olympic Crossing, Located in the ETJ of McKinney, Approximately 500 Feet West of Trinity Falls Parkway (County Road No. 206) and on the South Side of Olympic Crossing (County Road No. 228).

20-0085PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Anchor Church Addition, Located approximately 220 Feet North of Avalon Creek Way and on the West Side of Community Avenue.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212

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

20-0027SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Auburn Hills Office Park, Located on the Northwest Corner of U.S. Highway 380 (University Drive) and Auburn Hills Parkway. Mr. Joe Moss, Planner I for the City of McKinney, distributed an email to the Commission from Mr. Bryan Weisgerber, then presented the request. He discussed floodplain areas located to the west and north, then discussed the site's topography. Mr. Moss stated that since the subject property is adjacent to a residential use or zone, a screening device is required between the residential

and commercial uses. He stated that because the property is adjacent to a floodplain, Staff could waive the screening requirement. Mr. Moss stated that Staff was uncomfortable doing so due to visibility and lack of natural cover. He stated that while Staff might consider some alternate screening devices, the applicant is requesting a variance to waive the requirement completely. Mr. Moss stated that Staff recommends denial of the proposed variance to the site plan and offered to answer questions. Commission Member McCall asked about the distance between the proposal and adjacent residential properties. Mr. Moss stated that most houses with a view of the property were approximately 500-600 feet from the site. Commission Member McCall asked if the proposed development would cause any additional flooding issues. Mr. Moss stated that the City of McKinney Engineering Department Staff has reviewed the site plan and did not have any issues with the proposed development being near the floodplain area. Vice-Chairman Mantzey asked if a fence could be built in a 100-year floodplain and if the fence would be too low to screen the proposed development. Mr. Moss stated that typically Staff is flexible with the location of the screening between the residential and commercial uses within a floodplain area. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the applicant is proposing to build on the higher elevation. She stated that Staff recognizes strict conformance to the screening requirements may not be applicable in this case, but what Staff is hoping to achieve is a living screen or enhanced landscaping to soften the view. Vice-Chairman Mantzey noted that the City sent out notices to property owners within 200 feet of the site; however, it did not reach all the residential property owners. Mr. Moss stated that was correct; however, a notice was sent to the homeowner's association (HOA). Commission Member Doak asked if the

topography of the subject property was equal, lower, or higher than the adjacent residential properties. Mr. Moss felt that the streets were about level with each other. Commission Member Haeckler asked about the floodplain area. Mr. Moss stated that it was currently platted as a common area. Commission Member Haeckler asked if there was another similar example in McKinney, then asked if the adjacent residential properties had a screening wall. Mr. Moss stated there were masonry walls required per the Subdivision Ordinance. Mr. Matt Moore, Claymoore Engineering, 301 S. Coleman, Prosper, TX, explained the proposed variance request. He stated that it would be approximately 700 feet to the nearest residential structure to the north and several hundred feet to the nearest property line to the west. Mr. Moore stated that, while they were not opposed to doing some sort of landscape screening, they felt a wall in this location was not the answer. Mr. Moore offered to answer questions. Commission Member Haeckler asked what the adjacent residences would see from the rear. Mr. Moore stated that the back of the buildings would mirror the front. Vice-Chairman Mantzey asked if the applicant or developer had any discussions with the adjacent property owners to the north. Mr. Moore stated that he had not. He stated that they had been working with Mr. John Harris, who was the overall developer and broker of the property. Chairman Cox asked if the missing sidewalk on the landscape plan was an oversight, and Mr. Moore answered that it was. Chairman Cox opened the public hearing and called for comments. There being no public comments, on a motion by Commission Member Haeckler, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member McCall stated that he understands Staff's recommendation and that additional landscaping would help the screening. Commission Member

Kuykendall asked Mr. Moore if he was okay with what the City was proposing in this location. Mr. Moore stated that he would be happy to work with Staff to come up with a solution. Vice-Chairman Mantzey stated that he has concerns that the applicant has not reached out to the adjacent property owners to the north and west about the proposed development and proposed screening. He stated that he would be uncomfortable approving a full waiver without a plan in place. Commission Member Haeckler stated that he felt this was a good candidate for a living screen and that he was in agreeance with Staff's recommendation. Vice-Chairman Mantzey asked Mr. Moore if he would consider having the item tabled to work with Staff. Mr. Moore stated that he would love to work with Staff to come up with a living screen solution but that he was worried about time, since his client has guidelines within the real estate contract. Ms. Arnold stated that procedurally the Commission could table the item, and Staff could work with the applicant. She stated that a waiver to the screening requirement could be granted by the Director of Planning without going back to the Planning and Zoning Commission for consideration unless she was uncomfortable supporting the revised screening. Commission Member Kuykendall stated that she was uncomfortable denying the request knowing that the applicant and Staff were willing to work together. Chairman Cox stated that the goal of the tabling was for the applicant and Staff to work together to come up with a plan for some type of vegetation that everybody can agree with. On a motion by Commission Member Kuykendall, seconded by Commission Member Doak, the Commission unanimously voted to table the variance request indefinitely, with a vote of 7-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

On a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0.

There being no further business, Chairman Cox declared the meeting adjourned at 6:55 p.m.

BILL COX
Chairman