

PLANNING AND ZONING COMMISSION

JUNE 8, 2021

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, June 8, 2021 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor

Alternate Commission Members Present; however, did not participate in the meeting: Charles Wattley and Scott Woodruff

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planner II Kaitlin Sheffield; Planners Joseph Moss, Jacob Bennett, and Sofia Sierra; and Administrative Assistant Terri Ramey

There were 10 guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

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

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

21-0482 Minutes of the Planning and Zoning Commission Regular Meeting of May 25, 2021.

END OF CONSENT AGENDA

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

21-0063PF Consider/Discuss/Act on a Preliminary-Final Plat for the James Pitts Multifamily Addition, Located Approximately 2075 Feet North of Wilmeth Road and on the West Side of James Pitts Drive. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed preliminary-final plat. The Commission unanimously approved the motion by Vice-Chairman

Mantzey, seconded by Commission Member McCall, to approve the proposed preliminary-final plat as recommended by Staff, with a vote of 7-0-0.

21-0064PF Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 7 Phase 8, Located Approximately 1,500 Feet North of Olympic Crossing and on the West Side of Trinity Falls Parkway. Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed preliminary-final plat. The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Vice-Chairman Mantzey, to disapprove the proposed preliminary-final plat as recommended by Staff, with a vote of 7-0-0.

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.

21-0012SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multifamily Development (Pitts Community Multifamily) Located on the Southeast Corner of James Pitts Drive and Community Avenue. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed site plan with a variance request. He stated that the applicant submitted a site plan for a multifamily development. Mr. Moss stated that the proposed multifamily development is modeled after single-family style development with freestanding units, garages, and private yards. He stated that the applicant has indicated that the townhomes and multifamily uses would be constructed in tandem and be operated as a unified site, including a potential amenity center. Mr. Moss stated that the applicant was requesting a site plan variance for the 6' masonry screening wall requirement on the rear and sides of the property. He stated that the required screening would inhibit access and integration of the overall development. Mr. Moss briefly explained the locations of the proposing

screening for the property. He stated that given the proposed integration of the multifamily and townhome uses, Staff feels that the variance request is in keeping with the spirit of the zoning regulations and will have minimal impact on the surrounding land uses. Mr. Moss stated that Staff recommends approval of the proposed site plan and variance request as conditioned in the Staff Report. He offered to answer questions. Commission Member Haeckler had questions regarding the variance request. Mr. Moss explained that the applicant intends to build an amenity center on Tract A. He stated that it would essentially be screening the amenity center from the proposed multifamily development. Vice-Chairman Mantzey expressed concerns regarding the possibility of the land being sold off to allow someone else develop it in the future. He stated that they were proposed a much less dense product within Tract B. Mr. Moss stated that the applicant is proposing a maximum of 78-units, which is considered less dense than a traditional multifamily development. Mr. Rob Baldwin, 3904 Elm Street, Dallas, TX, explained the proposed site plan and variance request. He stated that they were proposing an integrated neighborhood with townhomes and multifamily. Mr. Baldwin stated that the proposed multifamily units would look similar to single-family residential housing. He stated that putting a wall between the two of them would ruin the whole flow and feeling of the neighborhood. Mr. Baldwin requested approval of the proposed site plan with a variance request. He offered to answer questions. Vice-Chairman Mantzey asked if all the proposed products would be for rent. Mr. Baldwin stated that was correct. He stated that some of the townhome units would be attached. Mr. Baldwin stated that the multifamily units would be detached with private yards, so they will look like a single-family residence; however, they would be all on one lot. He stated that the townhome and multifamily developments would be owned and run by the same company. Mr. Baldwin stated that the common areas would be maintained by the same

company. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing and recommend approval of the proposed site plan and variance request as recommended by Staff, with a vote of 7-0-0.

Commission Member Haeckler stepped down on the following item due to a possible conflict of interest.

21-0054Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Single Family Residential, Multi-Family Residential, and Commercial Uses, Located on the Southeast Corner of Bloomdale Road and Lake Forest Drive. Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed zoning request, generally for single-family residential, multi-family residential, and commercial uses. She stated that an associated voluntary annexation request (21-0007A) will be considered by City Council at the July 6, 2021 meeting. Ms. Sheffield stated that the applicant provided a zoning exhibit that subdivides the property into five tracts, with associated development regulations that stipulate the permitted uses and development standards that each must follow. She stated that the applicant is proposed to zone Tracts 1 and 2 as "SF5" – Single Family Residential District. Ms. Sheffield stated that the proposed uses and modified setbacks on these two tracts align with similar developments within the City of McKinney and gave examples. She stated that the applicant is requesting to develop Tract 3 in accordance with "MF-3" – Multifamily Residential-Medium-High Density District. Ms. Sheffield stated that the applicant is requesting a few modified development standards for Tract 3. She stated that Staff's professional opinion is that the proposed multi-family residential development should provide an appropriate

transition between the hard corner of two major arterial roadways and the proposed single-family residential uses. Ms. Sheffield stated that given the size, scale, and scope of the overall rezoning request and the variety of residential uses and the multifamily tract aligning with the Urban Living placetype designated in the Comprehensive Plan, Staff is supportive of the multifamily uses proposed on this tract. She stated that Tract 4 is proposed for flex uses. Ms. Sheffield stated that the applicant is requesting the ability to develop the tract in accordance with the permitted uses in Tracts 1 and 2 with a "SF5" – Single Family Residential District or "C-2" – Local Commercial District. She stated that with this proposal the applicant will be required to develop at least a minimum of five acres of commercial on this tract. Ms. Sheffield stated that Staff is comfortable with the proposed flex uses concept that would allow the property to develop with the market. She stated that the applicant is requesting to develop Tract 5 in accordance with "GC" - Governmental Complex Uses. Ms. Sheffield stated that in association with the proposed development agreement for this annexation, this tract is intended to be set aside for future open space and parkland. She stated that based upon the applicant's proposed development regulations and stated visions and goals for the subject property, Staff feels that the proposed zoning request should create a cohesive and integrated community. Ms. Sheffield stated that given the size and scale of the subject property and the proposed development to the south, the overall development should make a significant positive impact in achieving different housing products and commercial development for the City of McKinney. She stated that Staff is of the opinion that the proposed zoning request should create a quality development that will blend well with the surrounding single-family residents and commercial developments. Ms. Sheffield stated that Staff recommends approval of the proposed zoning request and offered to answer questions. Commission Member Taylor asked if the "GC" –

Government Complex Uses tract covered the parkland dedication requirements for the southern portion of the proposed Painted Tree development. He stated that 230 acres was a large tract of land for parkland dedication. Ms. Sheffield stated that it would satisfy the parkland dedication requirement for the proposed development agreement, in conjunction with the voluntary annexation request, for both the north and south tracts. Mr. Tom Woliver, Oxland Advisors, LLC, 5700 Tennyson Parkway, Plano, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked when the first houses might be built in the proposed development. Mr. Woliver said early next year (2022). Chairman Cox opened the public hearing and called for comments. Mr. George Lewellyn, 2804 Torreya Drive, McKinney, TX, asked about the location of the subject property. Ms. Sheffield explained the streets surrounding subject property. She explained the proposed uses for each of the five tracts. On a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission voted to close the public hearing, with a vote of 6-0-1. Commission Member Haeckler abstained. Vice-Chairman Mantzey stated that he was excited about the southern portion of Painted Tree developing and becoming part of the City of McKinney. He felt that they had balanced the uses for the proposed development. Vice-Chairman Mantzey stated that the multifamily portion was approximately 10% compared with the proposed single-family residential development and only 5% of the overall zoning tract. Chairman Cox concurred with Vice-Chairman Mantzey's comments. On a motion by Commission Member Doak, seconded by Commission Member McCall, the Commission voted to recommend approval of the proposed zoning request as recommended by Staff, with a vote of 6-0-1. Commission Member Haeckler abstained. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 6, 2021.

Commission Member Haeckler returned to the meeting.

21-0058Z Conduct a Public Hearing to Consider / Discuss / Act on a Request to Rezone the Subject Property from "BG" - General Business District, "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located at Southwest Corner of U.S. Highway 380 (University Drive) and Bois D'Arc Road. Mr. Joe Moss, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the proposed rezoning request be tabled to the June 22, 2021 Planning & Zoning Commission meeting due to noticing signs not be posted on the property within the required timeframe. He offered to answer questions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to continue the public hearing and table the proposed rezoning request to the June 22, 2021 Planning & Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox called for public comments regarding matters not on the agenda. There were none.

Chairman Cox called for Commission and Staff Comments. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, introduced the two new Planners recently hired.

On a motion by Commission Member Haeckler, seconded by Commission Member Taylor, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Vice-Chairman Mantzey declared the meeting adjourned at 6:30 p.m.

BILL COX
Chairman