

PLANNING AND ZONING COMMISSION

JUNE 28, 2022

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 28, 2022 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Charles Wattley, Scott Woodruff, Russell Buettner – Alternate, and Eric Hagstrom - Alternate

Commission Members absent: Hamilton Doak, Deanna Kuykendall, and Bry Taylor

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planner II Kaitlin Sheffield; Planners Jake Bennett, Lexie Schrader, and Ari Botello; and Administrative Assistant Terri Ramey

There were approximately 22 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 Commission Member Woodruff, seconded by Commission Member Wattley, to approve the following two Consent items as recommended by Staff, with a vote of 6-0-0.

22-0589 Minutes of the Planning and Zoning Commission Work Session of June 14, 2022.

22-0590 Minutes of the Planning and Zoning Commission Regular Meeting of June 14, 2022.

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212.

Mr. Jake Bennett, Planner I for the City of McKinney, stated that the applicant withdrew the following request. No action was taken on item # 22-0089CVP.

- 22-0089CVP** Consider/Discuss/Act on a Conveyance Plat for 2010 Sloan Addition, Lots 1 and 2, Block A, Located on the Southeast Corner of State Highway No. 5 (North McDonald Street) and McIntyre Road.

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, to approve the following two plats as recommended by Staff, with a vote of 6-0-0.

- 22-0099PF** Consider/Discuss/Act on a Preliminary-Final Plat for Urbane Duo Addition, Located Approximately 270 Feet North of Plateau Drive and on the East Side of State Highway 5.

- 22-0102CVP** Consider/Discuss/Act on a Conveyance Plat for The Estates at Craig Ranch West Addition, Lots 41R and 2, Block E, Located on Northwest Corner of Piper Glen Road and Collin McKinney Parkway.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212

Chairman Cox called for the consideration of the Regular Agenda Items and Public Hearings.

- 22-0016Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG18" - General Residence District to "PD" - Planned Development District, to Allow Multi-Family and Commercial Uses and to Modify the Development Standards, Located Approximately 950 Feet East of Hardin Boulevard and on the North Side of McKinney Ranch Parkway.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that given that the proposed request aligns with uses currently allowed on the subject property, introduces non-residential development needed for neighborhood services, and the request aligns with other multi-family developments in the City, Staff recommends approval of the proposed rezoning request. Ms. Sheffield offered to answer questions. Vice-Chairman Mantzey asked about the height of the proposed multi-family structures. Ms. Sheffield stated that the applicant was proposed that within 100' of the northern property line to allow for two-story multi-family development,

which is currently allowed on the subject property. She stated that after the 100' threshold the applicant is requesting to increase the multi-family building height to three-story, which would be inline with the existing storage facility located to the west of the subject property. Vice-Chairman Mantzey asked if balconies would not be oriented towards the adjacent residential properties. Ms. Sheffield stated that was correct. Commission Member Woodruff asked about the proposed screening on the south side of the property. Ms. Sheffield stated that along McKinney Ranch Parkway the applicant is requesting to provide a living screen for any parking that is visible from the public right-of-way. She stated that the multi-family portion is required to be 3' at the time of planting and the non-residential area is required to be 2' at the time of planting. Mr. Bill Dahlstrom, 2323 Ross Avenue, Dallas, TX, explained the proposed rezoning request. Mr. Zach Johnston, 7301 N. Stated Highway 161, Irving, TX, explained the request and gave a brief history. He stated that they had met with the Eldorado Point property owners to discuss the proposed plans for the property. Mr. Johnston stated that Fairfield will development, be the general contractor, and manage the property. He offered to answer questions. Commission Member Woodruff asked for clarification on where the two-story units were proposed. Mr. Johnston stated that they were proposing to build approximately 20 two-story townhomes along the northern property line. He stated that they would have frontloaded parking and there would not be balconies on the second story of these units. Commission Member Woodruff expressed some parking concerns. Mr. Johnston stated that they proposed to have two car garages per townhome, covered carports, and garage parking. Commission Member Woodruff asked about the proposed commercial. Mr. Johnston felt that it would have local tenants. He stated that they want it to be amenities for the residents. Chairman Cox asked if the current zoning allows for 298 dwelling units. He asked how many additional dwelling units the applicant was proposing with this request. Mr. Johnston stated that they were proposing 311 dwelling units. Chairman Cox asked for clarification on where the three-story buildings were proposed on the subject property. Mr. Johnston stated that the only area where the two-story buildings were proposed was on the northern border of the property. Chairman Cox asked for clarification on whether balconies were allowed on the two-story buildings. Mr. Johnston stated that they were proposing to restrict the balconies or patios on the second level of the townhomes. He stated that the three-story building would have

balconies. Mr. Johnston discussed the proposed buffers. 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 6-0-0. Commission Member Woodruff asked if the Commission could strike the required 5,000 sq. ft. of retail/commercial on the proposed rezoning request. He also asked how we could protect them in case they want to come back in the future to convert this to another use. Commission Member Woodruff stated that this area does not get a lot of traffic. Ms. Sheffield explained that the Commission could recommend that requirement be stricken from the ordinance, and it would be carried on to the City Council meeting for their consideration and approval. She stated that Staff feels that some amount of commercial uses at this site would provide services to the proposed and nearby residents and align with the Comprehensive Plan. Ms. Sheffield stated that it would also preserve the hard corner at Hardin Boulevard and McKinney Ranch Parkway. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, explained two motion options to the Commission. She felt that 5,000 sq. ft. was not too much commercial at this location. Commission Member Wattley expressed concerns about people from the football stadium parking on the subject property. Ms. Arnold stated that the private property owner could post parking enforcement signs and have vehicles towed from their property. On a motion by Commission Member Woodruff, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to recommend approval of the rezoning request as recommended by Staff with the caveat that City Council look at removing the 5,000 sq. ft. commercial requirement, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the July 19, 2022 City Council meeting.

22-0043Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located approximately 1,500 feet North of Wilmeth Road and 450 feet East of U.S. Highway 75 (North Central Expressway).

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that it is Staff's professional opinion that the proposed rezoning request should not hinder adjacent properties. Mr. Bennett stated that the rezoning to "LI" - Light Industrial District would more closely follow the Comprehensive Plan designation. He stated that Staff recommends approval of the request due to the established light industrial and commercial nature of the surrounding area as well as the alignment with the Comprehensive Plan. Mr. Bennett offered to answer questions. Vice-Chairman Mantzey wanted to clarify that the property to the north was light industrial. Mr. Bennett stated that there is light industrial to the north. He stated that the other property owned by AllTrades Industrial Properties to the northwest is zoned "C3" – Regional Commercial District. Mr. Bennett stated that both properties would develop similarly and consistently. Mr. John Lam, 4187 E. Crescent Way, Frisco, TX, explained the proposed rezoning request and offered to answer questions. Alternate Commission Member Buettner asked if there is a current plan for the subject property or the adjacent lots. Mr. Lam stated that they have a preliminary site plan; however, the development would be determined by whether they can have office-showroom uses as part of the subject property. Chairman Cox asked Mr. Lam to tell the Commission about AllTrades. Mr. Lam stated that AllTrades is a developer that does multi-tenant office-showroom properties. He stated that they usually develop two-story buildings that vary in depth. 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 and recommend approval of the proposed request as recommended by Staff, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the July 19, 2022 City Council meeting.

22-0050Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "ML" - Light Manufacturing District to "PD" - Planned Development District, to Allow for Multi-Family Residential and Commercial Uses, and to Modify the Development Standards, Located on the Southwest Corner of U.S. Highway 380 (University Dr) and Throckmorton Street.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed rezoning request and gave a brief history of the zoning on the properties. She stated that from the 2017 ordinance the applicant is requesting to remove the minimum 12,000 sq. ft. commercial use requirement, remove the unit minimum and land use for the live-work units, and rezone the "ML" – Light Manufacturing District tract to the "PD" – Planned Development District. Ms. Schrader stated that the proposal to permit multi-family and commercial on the site aligns with the Comprehensive Plan designation of Neighborhood Commercial and should be compatible with the surrounding land uses. She stated that given that commercial uses will still be permitted along Highway 380 (University Drive) frontage and the proposed development standards are consistent with the existing "PD" – Planned Development District, Staff recommends approval of the rezoning request. Ms. Schrader offered to answer questions. There were none. Mr. Tekevwe Okobiah, Sphinx Development Corporation, 3030 LBJ Freeway, Dallas, TX, explained the proposed rezoning request. He stated that they were trying to bring in the landlocked piece of property to make a more efficient development and eliminate the required retail use. Mr. Okobiah offered to answer questions. Vice-Chairman Mantzey discussed some of the challenges with the creek and access from U.S. Highway 380 (University Drive) to the subject property. Commission Member Woodruff asked if the applicant was proposing three-story multi-family on Tracks 2 and 3. Mr. Okobiah stated that they were proposing townhome style development on Tract 3 and the edge of Tract 2 that borders the adjacent residential. Alternate Commission Member Buettner asked if there had been any communication with the property owners to the east of Tract 2. Mr. Okobiah stated that they held some outreach for the entire project prior to going to City Council. Vice-Chairman Mantzey asked if the property to the east was owned by McKinney Housing Authority. Mr. Okobiah stated that was correct. Commission Member Wattley asked if they spoke to the residents to the east about the proposed development. Mr. Okobiah stated that they went door-to-door trying to discuss the project with the adjacent residents. Commission Member Wattley asked if they received buy in from the residents to the east. Mr. Okobiah said yes. Chairman Cox opened the public hearing and called for comments. Ms. Grace Brown, 520 N. McDonald Street, McKinney, TX, stated that she was representing Mr. and Mrs. WA Turner, Sr. She stated that they had not been contacted by the applicant to discuss the proposed plans for

the property. Ms. Brown stated that they would like to know more about what is planned for the subject property. Ms. Hilda Farr, 1409 Sanctuary Lane, McKinney, TX, stated that she owns a duplex across the street from Tract 2. She stated that the applicant has not contacted her about what is proposed for the subject property. Ms. Farr was unaware if the duplex tenants had been approached about the project. She wanted to learn more about what was proposed for the subject property. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the outreach that the applicant is referring to was done in 2017 when the current zoning on the subject property was approved. She stated that the applicant has been working with the City of McKinney since 2017 to receive some Texas Department of Housing & Community Affairs (TDHCA) housing tax credits and a resolution was approved by City Council several months ago. Ms. Arnold stated that as part of the approval of resolution approval, City Council made commentary regarding the commercial requirement on Tract 1. She stated that following that discussion, the applicant has come back proposing the same zoning that was approved in 2017 with three minor modifications. Ms. Arnold stated that the modifications included that the commercial is no longer required along the U.S. Highway 380 (University Drive) frontage, the live-work units on Tract 1 and U.S. Highway 380 (University Drive) frontage were no longer required, and slightly increase the footprint of the overall project by including Tract 3. She stated that Tract 3 is zoned for "ML" – Light Manufacturing. Ms. Arnold stated that the overall intent of the zoning is not changing from what was approved in 2017. She stated that this rezoning request is simply addressing some of City Council's comments when the Texas Department of Housing & Community Affairs (TDHCA) resolution came before them. Ms. Arnold stated that they were not proposing to make any drastic changes to the site, just some minor changes to help with the overall developability of the subject property. Chairman Cox and Vice-Chairman Mantzey appreciated Ms. Arnold's clarification. Vice-Chairman Mantzey was in support of the proposed request. Chairman Cox wanted to clarify that the proposed changes were reflective of City Council's wishes. Ms. Arnold stated that was correct. Commission Member Wattlely expressed concerns about the current cut through traffic on Throckmorton Street coming off U.S. Highway 380 (University Drive) and the proposed multi-family

increasing traffic on Throckmorton Street. Commission Member Wattley stated that he was in support of the request. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to recommend approval of the request as recommended by Staff, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the July 19, 2022 City Council meeting.

22-0054Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located Approximately 698 Feet South of Harry McKillop Boulevard and West of Country Lane.

Ms. Lexie Schrader, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely due to noticing errors. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing and tabled the item indefinitely, with a vote of 6-0-0.

END OF THE 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. He thanked Staff for their hard work.

On a motion by Commission Member Woodruff, seconded by Commission Member Wattley, the Commission unanimously voted to adjourn the meeting, with a vote of 6-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:57 p.m.

BILL COX
Chairman