

## PLANNING AND ZONING COMMISSION

JUNE 25, 2019

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 25, 2019 at 6:00 p.m.

City Council Present: Mayor George C. Fuller and Rick Franklin

Commission Members Present: Chairman Bill Cox, Hamilton Doak, Christopher Haeckler, Cam McCall, Bry Taylor, and Scott Woodruff - Alternate

Commission Members absent: Vice-Chairman Brian Mantzey and Deanna Kuykendall

Staff Present: City Manager Paul Grimes; Planning Manager Samantha Pickett; Planners David Soto, Kaitlin Gibbon, Derrick Rhys Wilson, and Joseph Moss; and Administrative Assistant Terri Ramey

There were approximately 25 guests present.

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

The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Commission Member Taylor, to approve the following three Consent items, with a vote of 6-0-0.

**19-0540** Minutes of the Planning and Zoning Commission Regular Meeting of June 11, 2019.

**19-0069CVP** Consider/Discuss/Act on a Conveyance Plat for Lots 3R, 4 and 5, Block B, of the University Business Park Addition, Located on the South East Corner of Corporate Drive and Commerce Drive.

**18-0270PF** Consider/Discuss/Act on a Preliminary-Final Plat for 46 Single Family Residential Lots and 2 Common Areas (Paradiso Valle), Located Approximately 1,000 Feet South of Gray Branch Road and on the East Side of Ridge Road.

END OF CONSENT

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

**19-0027Z3** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is proposing to rezone the subject property from "PD" – Planned Development District to "C2" – Local Commercial District, generally for commercial uses. Mr. Soto stated that the proposed rezoning should generally align with the existing permitted uses, while introducing more up-to-date space limits and standards. He stated that given that the property's location at a major arterial intersection as well as its adjacency to a variety of uses, it is Staff's professional opinion that the rezoning request will complement the surrounding area. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Haeckler asked for clarification on the additional standards that could be added if the rezoning request is approved. Mr. Soto stated that the current "PD – Planned Development District zoning on the subject property was established in 2014 and followed "BG" – General Business District standards. He stated that the zoning standards are pretty much the same when comparing the existing and proposed zoning. Mr. Soto stated that there were a couple of standards that were different and gave the examples of rear yard setbacks and lot coverage. He stated that most of the allowed uses would be similar. Commission Member Taylor asked if a "SUP" – Specific Use Permit was tied to a site plan. Mr. Soto said yes. Mr. Casey Gregory, Sanchez and Associates, 2000 N. McDonald Street, McKinney, TX, briefly explained the proposed rezoning request. He concurred with the Staff Report and offered to answer questions. Chairman Cox asked what some of the allowed uses in a "C2" – Local Commercial District. Mr. Casey stated

that "C2" – Local Commercial District allows a wide variety of commercial, retail, office, and restaurant uses. He stated that there are differences between "C1" – Neighborhood Commercial District and "C2" – Local Commercial District. Mr. Casey gave the example of "C2" – Local Commercial District allowing for drive-through restaurants, where "C1" – Neighborhood Commercial District does not allow them. He stated that "C2" – Local Commercial District is not the most intense commercial zoning. Chairman Cox opened the public hearing and called for comments. Mr. Greg DiNovis, 6004 Silverton Avenue, McKinney, TX, questioned why a Commission Member needed to ask Staff what was allowed in "C2" – Local Commercial District. He stated that he knew what uses were allowed in this zoning. Mr. DiNovis stated that he was tired of hearing the rationale that the zoning used to be "PD" – Planned Development District and now the developer wants to rezone the property to maximize their market value. He stated that when they decided to purchase their property that they researched into the zoning of the surrounding properties. Mr. DiNovis stated that it was a "PD" – Planned Development District and not intense commercial. He stated that the rules are being changed. Mr. DiNovis stated that he did not feel it was fair to change the zoning. He stated that left him with two options, either suck it up or move out of McKinney. Mr. DiNovis stated that he would rather not do that, since he likes living in McKinney. He questioned what tenants are looking at developing on the subject property. Mr. DiNovis stated that he is very frustrated over the proposed rezoning request. Ms. Ginny DiNovis, 6004 Silverton Avenue, McKinney, TX, questioned what tenants are looking at developing on the subject property. She mentioned some of the current businesses in the area. Ms. DiNovis stated that she did not feel that this would be in keeping with the nearby residential and businesses uses. She stated that she would not mind having a little restaurant or office use there;

however, she did not feel a Meineke Car Care Center would be appropriate there. Mr. Joe Benton, 4840 Heather Glen Trail, McKinney, TX, stated that he purchased the property in 2017. He stated that the subject property was zoned "PD" – Planned Development District with a base of "BG" – Neighborhood Business District, which prohibited certain uses on the property. Mr. Benton stated that auto repair was one of the prohibited uses, which he felt was a good thing. He stated that they sold the property to shopping center developer with the current zoning in place. Mr. Benton stated that rezoning the property was administratively unnecessary, since he felt that there is good zoning currently on the property. He stated that if the developer wants to have an automotive repair use on the property, then they have to go through the steps to change the existing zoning to allow for it with an approved "SUP" – Specific Use Permit. Mr. Benton stated that there is a multi-level senior care facility under construction in the area. He stated that across the street was Eagle Ridge subdivision, which has a two acre leave-out on the corner. Mr. Benton stated that he spoke with a Mr. Steve Gee that owns the two-acre property and Mr. Gee was not in favor of the proposed rezoning request either. Mr. Benton stated that there is a daycare and church in the area as well. He stated that he felt the proposed rezoning request was not appropriate for the site. Mr. George C. Fuller, Mayor for the City of McKinney, thanked the Commission for asking questions during the consideration of items to make sure that the general public viewing the proceeding has the additional information concerning the request. Chairman Cox stated that the Planning and Zoning Commission meetings are televised. He stated that some questions raised by the Commission Members are to have Staff state something that was not included in the Staff Report associated with the case and they feel would be beneficial for the general public. On a motion by Commission Member Haeckler, seconded by Commission Member

McCall, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Commission Member Doak asked why Staff feels this would be the best zoning for this corner. Mr. Soto stated that the allowable uses are very similar under the current and proposed zonings. He stated that the subject property is located on an arterial intersection and Staff felt it would be an appropriate location for "C2" – Local Commercial District. Chairman Cox asked Staff to state some of the allowed uses under the "C2" – Local Commercial District without any other approval process. Mr. Soto gave examples of the following being allowed by right under "C2" – Local Commercial District: indoor amusement commercial, restaurants with a drive-through window, veterinarian offices with no outside runs, offices, and banks. He stated that drive-throughs were allowed under this zoning. Commission Member Woodruff asked what the typical retail zoning was at a hard corner at an intersection. Mr. Soto stated that typically there are a more commercial-based zonings at intersections. He stated that as you move away from the hard corner there are less intensive uses. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that "C2" – Local Commercial District, "C3" – Regional Commercial District, and the older "C" – Planned Center District zonings are very common. She stated that the old base of the current zoning on the subject property is "BG" – General Business District, which is an equivalent to "C2" – Local Commercial District in the newer zoning districts. Ms. Pickett stated that those four zoning districts would be what you commonly see at arterial intersections in McKinney. Commission Member Haeckler stated that the proposed zoning seems to be consistent with similar intersections in with other parts of the City. He stated that the proposed zoning would be applicable at this location. Commission Member McCall stated that with the current development in this area that he did not feel that having an automotive repair business located here made sense. He stated that

he understands that this is only a rezoning request; however, he believes that the applicant would be back requesting a "SUP" if the rezoning request is approved. Commission Member McCall reiterated that the surrounding area does not match what is being proposed. Commission Member Doak stated that he was not opposed to the "C2" – Local Commercial District zoning for this property. He stated that if at a later time a "SUP" is submitted that it would be considered separately at that time. Commission Member Doak stated that he felt the proposed zoning on the property was appropriate, since a lot of the hard corners in the City have similar zoning. Commission Member Woodruff stated that the proposed zoning would give some flexibility and rights on the property. He stated that a drive-through on a hard corner was warranted as a good future use. Commission Member Woodruff stated that he was not sure whether or not a "SUP" for an automotive repair business would be approved on the subject property. He stated that the proposed rezoning would at least leave good zoning on the property for other uses. Commission Member Haeckler asked how much space was available to be developed on the property. Ms. Pickett stated that the property goes from the sidewalk to almost the development located behind the property. She stated that the developable area would be located within the grass area behind the fire lane. On a motion by Commission Member Haeckler, seconded by Commission Member Woodruff, the Commission voted to recommend approval of the rezoning request, with a vote of 5-1-0. Commission Member McCall voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the July 16, 2019 City Council meeting.

**19-0035Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" -

Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Collin McKinney Parkway and Stacy Road and on the North and South Sides of Recioto Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is proposing to rezone the subject property from "PD" – Planned Development District to "PD" – Planned Development District to modify the standards. Mr. Soto stated that the existing "PD" – Planned Development District has a layout tied down, which any development must conform to it. He stated that in order to allow for a less restrictive development patterns, the applicant has requested to modify the development standards by removing the layout while still preserving the commercial uses. Mr. Soto stated that as part of the "PD" – Planned Development District the applicant has proposed enhanced landscaping, additional screening, and access requirements to complement the adjacent neighborhood. He stated that given the property location, at a major arterial intersection, and the additional enhancements, it is Staff's professional opinion that the rezoning request will complement the surrounding area. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Casey Gregory, Sanchez & Associates, 2000 N. McDonald Street, McKinney, TX, stated that this corner is at the intersection of two major arterials. He stated that Stacy Road was an incredibly busy street. Mr. Gregory stated that the property across the street is zoned "C2" – Local Commercial District. He stated that the subject property was located approximately a ¼ mile from State Highway 121 (Sam Rayburn Tollway). Mr. Gregory stated that based upon these factors he feels that the "C2" – Local Commercial District would be appropriate. He stated that they have included some measures to screen the use from the adjacent residential development. Mr. Gregory stated that they have proposed enhanced screening walls

and landscaping features. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Mr. Thiruppathisamy Raman, 5821 Folsom Place, McKinney, TX, stated that he had some concerns about the project. He requested that the development not have access to Burnham Drive, due to Stacy Road being such a busy road. Mr. Raman stated that there are two residential communities near the subject property. He stated that if they allow the public to have access to the site then it would increase the traffic in their development. Mr. Raman requested that additional screening and trees be planted to help address his privacy and safety concerns. Mr. Shashidhar Manthena, 5909 Folsom Place, McKinney, TX, stated that his property is directly behind the subject property. He expressed privacy and safety concerns. Mr. Manthena stated that he had not heard what type of commercial uses were planned for the site. He asked if they plan to develop any business that would be open 24 hours or have a drive-through. Mr. Manthena stated that Stacy Road is very busy. He the development would bring even more traffic to the area. Mr. Manthena requested a masonry wall as part of the screening instead of the proposed ornamental fencing facing his backyard along Naphill Road. He requested that their safety and privacy not be compromised. Mr. Manthena stated that he opposes the request. Ms. Ginny DiNovis, 6004 Silverton Avenue, McKinney, TX, stated that her property does not backup to the subject property. She discussed her concerns with heavy traffic on Stacy Road. Ms. DiNovis had concerns that a shopping center on the site would create additional traffic. She stated that she was not opposed to developing the site; however, she was really concerned about the traffic in the area. Ms. DiNovis stated that there is a high school planned across the street from the subject property, which will also increase traffic. She stated that there will be a lot of young people driving, which she had concerns over. Mr. Chadrankanth Motlakunta,



5801 Adair Lane, McKinney, TX, stated that he concurred with the previous traffic and safety concerns. He stated that there are already a lot of traffic accidents happening in the area. On a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Commission Member McCall stated that the major concerns mentioned had to do with traffic. He asked if there could be a turn lane added. Mr. Soto stated that the City's Engineering Department will look at ways to handle traffic during the site plan phase when there is increased development. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that she would not expect Recioto Drive to be widened. She stated that Staff did take into consideration, which is why there is a provision that no access could come off of Naphill Road. Ms. Pickett stated that Staff wanted to discourage traffic from taking that access and driving through the neighborhood. She stated that the majority, if not all, access points would be on Stacy Road and Collin McKinney Parkway. Commission Member Haeckler asked Staff to discuss the required screening between the subject property and the adjacent residential development. Mr. Soto stated that a screening device would be required between the non-residential and residential uses. He stated that Staff prefers to avoid a double wall between properties. Mr. Soto stated that the applicant has requested to provide a wrought iron fence with masonry columns when there is currently not a fence along Naphill Road. He stated that they were proposing to install additional landscaping. Mr. Soto stated that they propose to plant evergreen shrubs along the single family residential uses. Alternate Commission Member Woodruff asked about the allowable uses under the proposed rezoning. Mr. Soto stated that the proposed zoning is very similar to the original "REC" – Regional Employment Center District zoning. He stated that a lot of the allowed uses would be very similar in

both zonings. Chairman Cox asked when the Engineering Department would study how a development on the subject property might affect traffic. Mr. Soto stated that traffic studies would take place during the site plan phase. He stated that the site plan would indicate the proposed uses and the parking spaces for the site. Chairman Cox stated that the City's Engineering Department would take into account any excess traffic on Stacy Road or Collin McKinney Parkway when they work on the entrances and exits to the property. Chairman Cox asked Mr. Soto to speak with any of the residents that still had questions after this request was considered. Commission Member Haeckler was in favor of the request considering that the "C2" – Local Commercial District zoning fits into this area and the fact that the traffic and screening concerns would be addressed. On a motion by Commission Member Haeckler, seconded by Commission Member Doak, the Commission unanimously voted to recommend approval of the proposed rezoning 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 16, 2019 City Council meeting.

**19-0044Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C2" - Local Commercial District, Located on the Southeast Corner of Hardin Boulevard and Virginia Parkway. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is proposing to rezone the subject property to "C2" – Local Commercial District. He stated that the subject property is located on the hard corner of Hardin Boulevard and Virginia Parkway. Mr. Moss stated that there is a Neighborhood Wal-Mart Market to the north and undeveloped land to the west that is currently zoned "C2" – Local Commercial District. He stated that the proposed zoning aligns with the Urban Living placetype called for in the Comprehensive Plan. Mr. Moss

stated that given the location on the hard corner, Staff feels that the “C2” – Local Commercial District is appropriate for this location. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member McCall asked how much usable land is available due to the floodplain on the subject property. Mr. Moss stated that the current floodplain area is contained on the east portion of the property. He estimated that the floodplain currently covers half of the subject property. Mr. Moss stated that there is still a sizable portion of property available to be developed. Commission Member McCall questioned if the applicant would seek a change in the current floodplain area on the property. Mr. Moss stated that there is a possibility that the applicant could do a floodplain reclamation. He stated that might be considered during the site plan phase of the project and would need additional studies completed. Mr. Michael Doggett, Kimley-Horn and Associates, 260 E. Davis Street, McKinney, TX, stated that the line separating the property in roughly half on the Proposed Zoning Exhibit shows the current 100-year “FEMA” - Federal Emergency Management Agency floodplain area on the east side of the subject property. He stated that they are planning to have studies completed to see if they could reclaim property that would allow them to line up an access to the property with the Wal-Mart access across the street. Mr. Doggett stated that they currently do not have any users in mind for the property. He stated the reason for the rezone was for marketing purposes. Mr. Doggett stated that he would be happy to share those details as they come up with the nearby “HOA” – homeowners’ association. He stated that they fully intent on meeting the City’s screening requirements. Mr. Doggett offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Ms. Annyoli Olivera, 300 Carnaby Court, McKinney, TX, stated that McKinney is known by being unique by nature. She stated

that in 2014, McKinney was considered one of the best cities to live in. Ms. Olivera stated that she and her husband were extremely happy to be part of a community that was going to take care of nature. She stated that their builder had promised them that the subject property was a conservation area with trees and various animals, which is why they chose this location. Ms. Olivera stated that the proposed request would harm them and the community. She stated that they would lose the nature views that they currently have if a screening wall is built. Ms. Michelle Woodard, 333 Tottenham Court, McKinney, TX, stated that she moved into the community approximately 17 months ago. She stated that there is another large development to the east of their residential development. Ms. Woodard expressed concerns that foot traffic would cut through their neighborhood to get to the other development. She stated that the property on the southeast corner of Virginia Parkway and Hardin Boulevard will eventually be developed. Ms. Woodard stated that there is a pond and a flood plain area of the subject property. She asked if there would be an environmental impact study would be completed on the subject property. Ms. Woodard stated that she was not against development. She stated that a screening wall with landscape would be important to them and requested that trees be left behind the screening wall. Ms. Linda Frye, 309 Tottenham Court, McKinney, TX, stated that they have lived here for approximately one year. She stated that one of the reasons for purchasing the townhome was the nearby tree line with privacy back there. Ms. Frye stated that they own another townhouse in McKinney that is screened by a brick wall from the adjacent commercial uses. She stated that those businesses were there prior to that adjacent residential development. Ms. Frye stated that in this case the townhouses are already located adjacent to the subject property. She expressed concerns about property values being impacted and noise issues. Ms. Frye stated that she understands that there will always be

progress and changes. She requested that the applicant keep the tree line as part of the screening by the adjacent residential development. Mr. Enrique Alejandro Maldonado, 305 Tottenham Court, McKinney, TX, explained that he did not speak the English language very well and asked that Ms. Annyoli Olivera translate from Spanish to English for him. He stated that they purchased the property due to the small community and that McKinney is known for being Unique by Nature. Mr. Maldonado stated that they enjoy the park across the street from their house very much. He stated that they were surrounded by many trees. Mr. Maldonado stated that the subject property has a small pond and a lot of wildlife. He asked what would happen to the wildlife if all of the trees on the subject property were destroyed. Mr. Maldonado asked if the wildlife could be moved to another location. He also asked what would happen to the pond if the property is developed. Mr. Maldonado asked how they would not lose the greenbelt that they currently have on the property. He stated that the nearby Wal-Mart has a separation with a dog park and another park to the adjacent residential uses. Mr. Maldonado stated that he is not opposed to the project. He requested to know what the impact would be on the greenbelt and wildlife on the property. Mr. Maldonado stated that he would also like to know what is planned to be developed on the property. On a motion by Commission Member McCall, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Commission Member Haeckler asked if there had been an environmental assessment completed on the property. Mr. Doggett stated that "FEMA" – Federal Emergency Management Agency would require various studies when they try to reclaim some of the floodplain area. He stated that these studies had not been completed at this time. Mr. Doggett stated that the City of McKinney does not allow developers to remove more than 30% of protected trees within a floodplain area. He stated that there are a lot

of preservation rules that they would need to meet. Mr. Doggett stated that there is an elevation difference between the adjacent residential property and the subject property that lends to protecting trees along the common property line. He stated that they were sensitive to buffers. Mr. Doggett reiterated that they currently do not have a potential user for the property. Commission Member Doak asked if the pond was under the jurisdiction of the US Army Corps of Engineers. Mr. Doggett stated that would be determined during the wetlands study. He stated that the pond was located in the floodplain area. Commission Member McCall wanted to clarify that the applicant did not have any immediate development plans for this corner. Mr. Doggett said no. He stated that they were just trying to remove the "AG" – Agricultural District and add commercial zoning to make the subject property marketable for a future tenant. Commission Member Doak asked about the tract of land between the Sorrellwood housing development and the townhouse development. Ms. Moss stated that was a separately owned tract of land and not part of the current rezoning request. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that tract was platted as a common area for the residential neighborhood. She stated that this tract of land was located in the floodplain area. On a motion by Commission Member Doak, seconded by Commission Member McCall, the Commission unanimously voted to recommend approval of the proposed rezoning request per Staff's recommendation, 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 16, 2019 City Council meeting.

**19-0053Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 440 Feet South of

Standifer Street and on the East Side of Bumpas Street. Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone the property to modify the "PD" – Planned Development standards. Mr. Wilson stated that the property was originally zoned "PD" – Planned Development in late 2017, which allowed for an innovative residential development that utilizes shipping containers as building materials. He stated that over the past few months the applicant has brought forward a couple of concerns regarding the practicality of the development. Mr. Wilson stated that the applicant is seeking to adjust the parking and landscaping requirements to allow for a more fluid development. He stated that the applicant is still proposing two cars spaces per unit; however, the spaces will be in tandem and only one covered or enclosed parking space will be provided. Mr. Wilson stated that the applicant is proposing to modify the landscaping and screening surrounding the proposed clubhouse within the common area in order to create a more cohesive development. He stated that this will allow residents to easily access the clubhouse through the waiving of the screening requirements between the clubhouse and the residential units. Mr. Wilson stated the proposed modifications are minor in nature and should not diminish the quality of the proposed development. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member McCall asked for clarification regarding the parking in the development and if there would be just the two parking spaces at each unit or if there would be a sharing parking area within the development. Mr. Wilson stated that there would be two parking spaces per unit, there would be parking along the street, and that the clubhouse will have some parking spaces. Mr. JD Lee, Habitat for Humanity of Collin County, 8116 Yellowstone Drive, McKinney, TX, concurred with the Staff Report and offered to answer questions. Chairman Cox stated

that this is a unique project to McKinney. Mr. Lee agreed and stated that it had been a creative process. He stated that the team at the City of McKinney had been one of the best he has ever dealt with. Chairman Cox opened the public hearing and called for comments. Ms. Alaina Yount, 1420 Fitzhugh Street, McKinney, TX, stated that she was against the entire project. She stated that a big wall was proposed right in front of her doors. Ms. Yount stated that she has concerns about a lot of vehicles parked in front of her house with the proposed development allowing parking on the street. She stated that a lot of children in the neighborhood play in the street. Ms. Yount stated that she did not think that the proposed entrance to the development was a good location. Mr. Carlos Canessa, 412 Joyce Way, McKinney, TX, stated that traffic in this area was currently pretty bad. He questioned where guests will park when the residents of the proposed development host parties. Mr. Canessa stated that the street is narrow and some of the drivers drive fast. He stated that he has concerns about the safety of the children and animals. Mr. Canessa suggested that the proposed development have parking on the other side and not along Standifer Street. Ms. Celeste Cox, Habitat for Humanity of Collin County, turned in a speaker card in support of the request; however, did not speak during the meeting. On a motion by Commission Member McCall, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Commission Member McCall asked how many units were being proposed for this development. Mr. Lee said 35 single family residential units in a townhouse style. Commission Member Doak asked if that would be 70 parking spaces. Ms. Pickett stated that was correct. Mr. Lee stated that there would be additional community parking and a little parking on the street. Ms. Pickett stated that the applicant is working with the City's Engineering Department regarding the street layout for any on-street parking. Mr. Lee stated that



the original plan called for an access point along Joyce Way. Commission Member McCall asked if they were now proposing one way in and one way out of the development. Mr. Lee said yes. Commission Member McCall asked if the access would be on Bumpas Street. Mr. Lee said yes. On a motion by Commission Member Doak, seconded by Commission Member Haeckler, the Commission unanimously voted to recommend approval of the proposed rezoning 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 16, 2019 City Council meeting.

**19-0102PFR** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 3R1 and 3R2, Block A, CR Urban Res. Addition, Located Approximately 350 Feet East of Alma Road and on the North Side of Henneman Way. Mr. David Soto, Planner I for the City of McKinney, explained the proposed preliminary-final replat. He stated that the applicant is proposing to replat one existing lot into two lots, generally for multi-family residential uses. Mr. Soto stated that the applicant has met all of the requirements of the Subdivision Ordinance. He stated that Staff recommends approval of the proposed preliminary-final replat and offered to answer questions. Mr. Brian Alef, Westwood Residential, 3198 Parkwood Boulevard, Frisco, TX, stated that they purchased the property two months ago. He gave a brief history of the site plan and civil approvals. Mr. Alef stated that they would like to start on Phase I of the project. He concurred with the Staff Report and offered to answer questions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed preliminary-final replat as recommended by Staff, with a vote of 6-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Ms. Samantha Pickett, Planning Manager for the City of McKinney, announced that the Planning and Zoning Commission members are also members of the newly created Capital Improvements Advisory Committee (CIAC) along with one more member from the ETJ. She stated that this committee will make recommendations on the semi-annual reports and future impact fee update. Ms. Pickett stated that the CIAC meetings would be held prior to Planning and Zoning Commission meetings.

Chairman Cox thanked Staff for their hard work.

The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Alternate Commission Member Woodruff, to adjourn the meeting, with a vote of 6-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 7:25 p.m.

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BILL COX  
Chairman