

Draft Planning and Zoning Commission Meeting Minutes of January 11, 2022:

- 21-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0015SUP Permit Request to Allow for an Independent Living Facility (Watermere at McKinney), Located on the Southeast Corner of Hardin Boulevard and Virginia Parkway

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed specific use permit request. She briefly discussed a previous specific use permit request for the subject property from 2020. Ms. Strickland stated that Touchmark at Emerald Lake is currently under development across Hardin Boulevard just south and west of the subject property, which could result in an over-concentration of this particular use at this intersection. She stated that Staff recommends denial of the request due to concerns regarding a residential use on a commercially zoned property. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that some additional letters of opposition were distributed to the Commission prior to the meeting. Mr. Paul Milosevich, Integrated Senior Living, 3110 W. Southlake Boulevard, Southlake, TX, gave a presentation regarding the proposed development and explained the proposed specific use permit request. He briefly discussed the previous request and the Touchmark at Emerald Lake development. Chairman Cox opened the public hearing and called for comments. The following two residents spoke in opposition to the proposed specific use permit request:

- Ms. Jerri Robertson, 336 Tottenham Court, McKinney, TX
- Mr. Russ Mortenson, 2804 Albany Drive, McKinney, TX

The following resident expressed concerns about the proposed specific use permit request; however, was not in support or opposition to the request:

- Ms. Leslie Hemenway, 305 Camaby Court, McKinney, TX

The following two people turned in speaker cards in support of the proposed specific use permit request; however, did not wish to speak during the meeting:

- Mr. Jim Riggs, 7120 East Kierland Boulevard, Scottsdale, AZ
- Mr. Kenneth Fambro, 317 Edinburgh Court, Southlake, TX

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing with a vote of 6-1-0. Alternate Commission Member Buettner voted against the motion. The Commission, City Staff, and Mr. Milosevich discussed the proposed specific use permit request and various concerns. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission voted to recommend approval of the proposed specific use permit request with the conditions listed in the Staff Report, with a vote of 5-2-0. Commission Member Kuykendall and Alternate Commission Member Hagstrom voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the February 1, 2022 City Council meeting.