

## PLANNING AND ZONING COMMISSION

DECEMBER 13, 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, December 13, 2022 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Russell Buettner, Steve Lebo, Bry Taylor, Charles Wattley, and Scott Woodruff

Alternate Commission Members Present; however, they did not participate in the meeting: Eric Hagstrom and Aaron Urias

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

There were approximately 20 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.

Chairman Cox called for the consideration of the Consent Items. On a motion by Commission Member Lebo, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

**22-1164** Minutes of the Planning and Zoning Commission Regular Meeting of November 8, 2022

END OF CONSENT AGENDA

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

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

- 22-** Consider/Discuss/Act on a Conveyance Plat for The Lot 1C, 2C, and 3C,  
**0229CVP** Block A, of Wysong Hospital Addition, Located on the Southwest Corner  
of Virginia Parkway and North Central Expressway (US Highway 75).

Ms. Araceli Botello, Planner I for the City of McKinney, explained the proposed conveyance plat request. She stated that Staff recommends approval of the request with conditions and offered to answer questions. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to approve the request as recommended by Staff, with a vote of 7-0-0.

Commission Member Woodruff returned to the meeting.

- 22-** Consider/Discuss/Act on a Conveyance Plat for Water Tower Addition,  
**0234CVP** Lots 11R-1 and 11R-2, Block A, Located on the Northwest Corner of S  
Custer Road and Falcon View Drive

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed conveyance plat request. She stated that Staff recommends approval of the request with conditions and offered to answer questions. Commission Member Buettner asked if a site plan for this development would come before the Commission for consideration. Ms. Schrader stated that the zoning allows for the site plan to be approved at the Staff level and would not require that it go before the Commission or City Council. She stated that Staff could share information regarding the proposed development and that information would be available on the City's website. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that if the site plan or plat meets the requirements of the ordinance, then Staff has an obligation to recommend approval of them. She stated that they were considered administrative items and normally do not come with a public hearing due to being administrative items. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to approve the request as recommended by Staff, with a vote of 7-0-0.

- 22-** Consider/Discuss/Act on a Conveyance Plat for The Lot 1 and 2, Block A,  
**0235CVP** of Mera at Craig Ranch Addition, Located on the Southwest Corner of

Collin McKinney Parkway and Alma Road

Ms. Araceli Botello, Planner I for the City of McKinney, explained the proposed conveyance plat request. She stated that Staff recommends approval of the request with conditions and offered to answer questions. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the request as recommended by Staff, with a vote of 7-0-0.

**22-0239PP** Consider/Discuss/Act on a Preliminary Plat for Province Woods, Located in the McKinney Extraterritorial Jurisdiction (ETJ), On the East Side of Trinity Falls Parkway and approximately 1,834 feet South of Olympic Crossing

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed conveyance plat request. She stated that applicant submitted a request to waive the 30-day review requirement in order to have an additional 20-days for review due to applicant's contractual obligations. Vice-Chairman Mantzey asked for clarification on what motion Staff was recommending. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff recommends approving the waiver and tabling the request to the January 10, 2023 Planning and Zoning Commission meeting. On a motion by Commission Member Lebo, seconded by Commission Member Woodruff, the Commission unanimously voted to accept the waiver letter and table the request to the January 10, 2023 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

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.

**22-0085SP** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McDonald Street Multifamily, Located at 3352 North McDonald Street  
(REQUEST TO BE TABLED)

Mr. Jake Bennett, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled to the January 10,

2023 Planning and Zoning Commission meeting due to a notification error. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Wattley, the Commission unanimously voted to continue the public hearing and table the request to the January 10, 2023 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**22-0039SP** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Hidden Villas Townhomes, Located on the Southeast Corner of Bush Drive and El Lago Drive

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed site plan and the variance request to not provide a 6' tall masonry screening wall along the northwest section of the site. He stated that site plans can be approved at the Staff level; however, the applicant requested a variance, which requires consideration by the Planning and Zoning Commission for approval. Mr. Bennett stated that the variance request meets all four of the City's variance requirements. He stated that Staff is of the opinion that the proposed variance will not be detrimental to this site or the adjacent residential property and meets the intent of the screening variance section. Mr. Bennett stated that Staff recommends approval of the variance. He offered to answer questions. Commission Member Woodruff asked if Staff had considered requesting screening on the east side of the detention ponds. Mr. Bennett discuss the grading issues on the site. He stated that they were proposing a 6' wrought iron fence on top retaining walls that would help screen the back patios of the units. Commission Member Buettner asked if the variance request was due to a cost issue. Mr. Bennett said no. He discussed the easement on the property that does not permit any structures within the easement area. He stated that the area was also adjacent to floodplain and a common area. Commission Member Woodruff asked about the proposed development. Mr. Bennett stated that the units would resemble townhomes with multiple dwelling units on the same lot. Vice-Chairman Mantzey asked about the current zoning on the property. Mr. Bennett stated that the zoning allows for the proposed use. Mr. Shawn Graham, 2805 Dallas Parkway, Plano, TX, explained the proposed request. He stated that the

proposed units would be for sale. Mr. Graham stated that ONCOR was not in favor of a screening wall in the easement area. Chairman Cox opened the public hearing and called for comments. Mr. Michael Murray, 2101 Valcour Bay, McKinney, TX, expressed concerns regarding headlights from the parking lot shining into adjacent houses. He stated that the proposed units would be uphill from the adjacent residential properties. 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 7-0-0. Commission Member Woodruff asked if there had been any consideration of planting a living screen. Mr. Bennett stated that the applicant has proposed to plant some canopy trees around the perimeter of the site. He stated that there would also be landscaping closer to the units. Mr. Bennett stated that due to the grading of the site, there would be some retaining walls. Mr. Graham stated that they plan to keep the mature trees around the pond to help with screening. He stated that they could look at adding additional landscaping on the outside of the curve. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, suggested that the Commission add that enhanced landscaping be provided in key locations to their motion. She stated that they could also table the request until the January 10, 2023 Planning and Zoning Commission meeting to allow the landscaping details to be tied down in the action. Vice-Chairman Mantzey stated that the tract would be difficult to develop considering the topography. He felt that a 6' fence would not stop the issue with the headlights shining onto the adjacent residential properties. Vice-Chairman Mantzey was in favor of the request. On a motion by Commission Member Woodruff, seconded by Commission Member Lebo, the Commission unanimously voted to approval of the request per Staff's recommendation with the addition of enhanced landscaping at the northwest corner of the property, with a vote of 7-0-0.

**22-0077SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan, Located at the Southeast Corner of Ridgeline Drive and South Ridge Road

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed site plan and variance request. She stated that site plans can be approved at the Staff level; however, the applicant requested a variance, which requires consideration by the

Planning and Zoning Commission for approval. She stated that the applicant satisfied all landscaping requirements, except for providing a 20' landscaping buffer along the rear road frontage. Ms. Schrader stated that the applicant is requesting to reduce the landscaping buffer from 20' down to 10' to accommodate a loading space. She stated that it would not be considered a loading dock, since they were not proposing bay doors connected with the loading space. Ms. Schrader stated that the applicant proposes to plant the 20' landscaping buffer on the other three corners of the property, not adjacent to the loading space. She stated that considering the buffer appears consistent with the rest of the site design and the constraints of the site being surrounded by four street frontages, Staff does not believe that the proposed variance will negatively impact surrounding development. Ms. Schrader stated that Staff recommends approval of the variance and offered to answer questions. Commission Member Lebo stated that there is a row of townhomes that face the property near where the variance is requested. He asked about how it would affect the development if there was not a variance. Ms. Schrader stated that the loading space would need to be moved to another location on the property. Commission Member Woodruff inquired about the trees in the variance area. Ms. Schrader stated that they would be meeting all their street tree requirements with the trees currently along that frontage. She stated that the rest of the buffer would be other living materials. Vice-Chairman Mantzey asked if 10 canopy trees would be planted on the rear of the property. Ms. Schrader said yes. Mr. Brian Umberger, Winkelman and Associates, 6750 Hillcrest Plaza, Dallas, TX, concurred with the Staff Report and offered to answer questions. Chairman Cox inquired about the proposed reduced landscaping. Mr. Umberger stated that there would be a tree near the loading zone. Chairman Cox opened the public hearing and called for comments. Mr. Daxesh Gohel, 3955 Crown Avenue, McKinney, TX, stated that his property would be facing the subject property. He expressed noise concerns regarding the loading zone being proposed across from his property. Mr. Gohel asked if there would be a screening wall to separate the residential properties and the proposed development. Chairman Cox stated that comments received by Staff had been shared with the Commission prior to the meeting. On a motion by Commission Member Woodruff, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing, with

a vote of 7-0-0. Vice-Chairman Mantzey asked Staff to address Mr. Gohel's screening question. Ms. Schrader stated that there is currently not a screening wall on the site. She stated that since the subject property and the residential properties are separated by the right-of-way of Crown Avenue, the screening wall would not be required. Ms. Schrader stated that they would be providing some street trees; however, currently there is not a screening wall provided. Commission Member Buettner stated that the adjacent residents would be facing the subject property. He asked about the proposed loading space and traffic in the back of the building. Ms. Schrader stated that it would be a loading space and would not have a bay door for large unloading. She stated that an entrance is proposed in the back of the property. Vice-Chairman Mantzey and Chairman Cox asked if the current zoning existed when the townhomes were constructed. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that the current zoning has been in place since 1991. On a motion by Commission Member Woodruff, seconded by Commission Member Taylor, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0.

**22-0117Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Located on the Southwest Corner of Bloomdale Road and U.S. Highway 75 (Central Expressway)

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that based on the Comprehensive Plan designation, the relation of the existing and proposed uses, the proposed esplanade, and the location of the subject property, Staff recommends approval of the proposed rezoning request. Mr. Bennett offered to answer questions. There were none. Mr. Douglas Mousel, Land Plan Development, 5850 Granite Parkway, Plano, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked how deep the track on the frontage road to the south. Ms. Mousel stated that it was approximately 200'. Chairman Cox opened the public hearing and called for comments. There being none,

on a motion by Commission Member Lebo, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to recommend approval of the proposed request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the January 3, 2023 meeting.

**22-0135Z** 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 at 1570 Heritage Drive

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that due to a minor site configuration change, the applicant is requesting to modify the rear yard setback from 15' to 10' and reduce the landscape buffer from 15' to 10'. Ms. Schrader stated that Staff does not have any objections to the proposed setback and landscape buffer request. She stated that a development regulation provides screening along the same southern boundary with a 6' wrought iron fence with evergreen shrubs. Ms. Schrader stated that the reduction in setback and landscaping should not be a detriment to surrounding development. She stated that Staff recommends approval of the request and offered to answer questions. Vice-Chairman Mantzey asked if there was another multifamily project, couple of offices, and skinny lots that sit towards White Street to the south of the subject property. Ms. Schrader stated that there were two churches, multifamily development, and a tiny lot with offices in that area. Mr. Casey Gregory, Sanchez and Associates, 2000 N. McDonald Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. There were none. 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 request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning



Commission would be forwarded to City Council for consideration at the January 3, 2023 meeting.

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0012SUP** Permit for Automobile Dealership Sales (Hendrick's Auto Dealership),  
Located at 2601 North Central Expressway

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed Specific Use Permit (SUP) to allow for automobile dealership sales (Hendrick's Auto Dealership) at the southwest corner of Wilmeth Road and US Highway 75 (Central Expressway). She stated that the applicant is also requesting a variance for the orientation of the overhead doors facing Wilmeth Road and US Highway 75 (Central Expressway). Ms. Sheffield stated that the applicant is proposing to provide a living screening device consisting of evergreen shrubs and clustered canopy trees along the right-of-way to screen the proposed overhead doors. She stated that Staff does not have any concerns with the variance request with the proposed living screening device. Ms. Sheffield stated that the applicant is proposing to develop on approximately 14 acres, leaving approximately 53 acres of commercially-zoned property on the remainder of the southwest corner of Wilmeth Road and US Highway 75. She stated that approximately 21 acres of commercially-zoned property is also undeveloped on the north side of Wilmeth Road. Ms. Sheffield stated that it is Staff's professional opinion that the proposed specific use permit should not negatively impact the adjacent properties or the city's opportunity to realize viable commercial uses along the US Highway 75 corridor. She stated that Staff recommends approval of the proposed specific use permit and variance request. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed request. He felt that a BMW dealership would be an appropriate use at this location. Mr. Roeder requested a favorable recommendation and offered to answer questions. Commission Member Lebo asked why a variance was needed for the proposed overhead doors. Mr. Roeder stated that it was due to the proposed overhead doors facing a right-of-way. He stated that they would be set back off the right-of-way. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission

unanimously voted to close the public hearing and recommend approval of the proposed request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the December 20, 2022 meeting.

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 or Staff comments. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that this was the last Commission meeting of 2022.

On a motion by Commission Member Taylor, seconded by Commission Member Wattley, 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 6:57 p.m.

The video recording of the meeting is available online through the City of McKinney video archives.

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BILL COX  
Chairman