

PLANNING AND ZONING COMMISSION

JANUARY 11, 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, January 11, 2022 at 6:00 p.m.

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

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Deanna Kuykendall, Charles Wattley, Russell Buettner – Alternate, and Eric Hagstrom – Alternate

Commission Members absent: Bry Taylor and Scott Woodruff

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planners Jake Bennett, Lexie Schrader, and Sofia Sierra; and Administrative Assistant Terri Ramey

There were approximately 30 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 Information Sharing Items. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, discussed the Director's Report and stated that the attachment was missing the last two pages. She stated that the updated information would be shared at the next meeting.

22-0020 Director's Report

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

22-0021 Minutes of the Planning and Zoning Commission Regular Meeting of December 14, 2021

- 21-0002C** Consider/Discuss/Act on a Concept Plan for Tivona Event and Retail Center, Located on the Southwest Corner of South Lake Forest Drive and Virginia Parkway

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212. Ms. Lexie Schrader, Planner for the City of McKinney, explained the proposed preliminary-final replat request. She stated that Staff recommends approval of the request. The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, to approve the following Plat as recommended by Staff, with a vote of 7-0-0.

- 21-0221PFR** Consider/Discuss/Act on a Preliminary-Final Replat for Warden Creek, Located on the North Side of Wilson Creek Parkway and Approximately 500 Feet West from Big Bend Drive

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.

- 21-0006Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family and Commercial Uses, Located on the Northwest Corner of Carlisle Street and Virginia Parkway (REQUEST TO BE TABLED)

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the January 25, 2022 Planning and Zoning Commission Meeting. She stated that the applicant requested additional time to address items associated with the zoning request. Chairman Cox opened the public hearing and called for comments. There were none. The Commission unanimously approved the motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, to continue the public hearing and

table the item to the January 25, 2022 Planning and Zoning Commission Meeting as recommended by Staff, with a vote of 7-0-0.

21-0129Z 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 Allow for Single Family Uses and to Modify the Development Standards, Located approximately 265 Feet North of Plateau Drive and on the East Side of State Highway 5 (McDonald Street) (REQUEST TO BE TABLED)

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the January 25, 2022 Planning and Zoning Commission Meeting due to the applicant not meeting the notification sign requirements within the timeframe required by the Zoning Ordinance. Chairman Cox opened the public hearing and called for comments. There were none. The Commission unanimously approved the motion by Commission Member Doak, seconded by Vice-Chairman Mantzey, to continue the public hearing and table the item to the January 25, 2022 Planning and Zoning Commission Meeting as recommended by Staff, with a vote of 7-0-0.

21-0154Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-120" - Single Family Residential District to "PD" - Planned Development District, Located at 616 Finch Avenue (REQUEST TO BE TABLED)

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the January 25, 2022 Planning and Zoning Commission Meeting due to the applicant not meeting the notification sign requirements within the timeframe required by the Zoning Ordinance. Chairman Cox opened the public hearing and called for comments. There were none. The Commission unanimously approved the motion by Commission Member Doak, seconded by Commission Member Kuykendall, to continue the public hearing and table the item to the January 25, 2022 Planning and Zoning Commission Meeting as recommended by Staff, with a vote of 7-0-0.

- 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.

20-0146Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay District, to Allow Multi-Family Uses and to Modify the Development Standards, Located on the North Side of Wilson Creek Parkway and Approximately 150 feet West of Big Bend Drive

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends denial of the request due to concerns with the proposed multi-family residential uses and the lack of conformance with the Comprehensive Plan. Mr. Kevin Patel, 1784 W. McDermott Drive, Allen, TX, explained the proposed rezoning request and proposed development. Chairman Cox opened the public hearing and called for comments. Mr. Joshua McVaney, 410 Paula Road, McKinney, TX, spoke in favor of the request. The following three residents spoke in opposition to the request:

- Mr. John R. Otiker, 1421 Blessing Way, McKinney, TX
- Mr. Tom Carey, 1219 Big Bend Drive, McKinney, TX
- Ms. Mary Alice Ketchum, 1229 Chapel Hill Court, McKinney, TX

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. Chairman Cox, Vice-Chairman Mantzey, Commission Member Doak, and

Commission Member Wattley explained why they were not in favor of the proposed rezoning request. On a motion by Commission Member Doak, seconded by Commission Member Kuykendall, the Commission unanimously voted to recommend denial of the proposed rezoning 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 the February 1, 2022 City Council meeting.

21-0177Z 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 on the Southeast Corner of State Highway 5 and McIntyre Road

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request and offered to answer questions. There were none. Mr. Grayson Hughes, 2001 Ross Avenue, Dallas, TX, offered to answer questions regarding the proposed rezoning request. There were none. Chairman Cox opened the public hearing and called for comments. Mr. Martin Sanchez, 2000 N. McDonald Street, McKinney, TX, stated that he did not object to the proposed rezoning request. He stated that there could be some issues in the future if Texas Department of Transportation (TxDOT) takes right-of-way in this area. Chairman Cox stated that it was a valid question and there will be a point in time when that is important. Ms. Strickland stated that the Engineering Department looks at these types of issues during the site planning phase. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and to recommend approval of the proposed rezoning 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 the February 1, 2022 City Council meeting.

Chairman Cox called for Public Comments regarding matters not on the agenda. There were none.

Chairman Cox called for Commission and Staff Comments. Chairman Cox introduced Alexandra "Lexie" Schrader as a new Planner to the City of McKinney.

On a motion by Commission Member Doak, 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 7:52 p.m.

BILL COX
Chairman