

PLANNING AND ZONING COMMISSION

NOVEMBER 9, 2021

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, November 9, 2021 at 6:00 p.m.

City Council Present: Justin Beller

Commission Members Present: Vice-Chairman Brian Mantzey, Deanna Kuykendall, Bry Taylor, Charles Wattley, Scott Woodruff, Russell Buettner – Alternate, and Eric Hagstrom - Alternate

Commission Members absent: Chairman Bill Cox and Hamilton Doak

Staff Present: Director of Planning Jennifer Arnold, Planning Manager Caitlyn Strickland, Planner II Kaitlin Gibbon, Planners Jake Bennett and Sofia Sierra, and Administrative Assistant Terri Ramey

There were four guests present.

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

Vice-Chairman Mantzey called for public comments on non-public hearing agenda items. There were none.

The Commission unanimously approved the motion by Commission Member Kuykendall, seconded by Commission Member Woodruff, to approve the following two Consent items as recommended by Staff, with a vote of 7-0-0.

21-0995 Minutes of the Planning and Zoning Commission Regular Meeting of October 26, 2021.

21-0996 Minutes of the Joint Meeting of the City Council and Planning and Zoning Commission of October 26, 2021.

END OF CONSENT AGENDA

Vice-Chairman Mantzey called for the consideration of the Regular Agenda Items and Public Hearings.

20-0146Z 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, to Allow Multi-Family Uses and to Modify the Development Standards, Located on the North Side of Wilson Creek Parkway and Approximately 150 West of Big Bend Drive (REQUEST TO BE TABLED).

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely due to public noticing errors. She stated that Staff would re-notice the item prior to an upcoming hearing. Vice-Chairman opened the public hearing and called for comments. There were no comments. Mr. Thomas S. Carey, 1219 Big Bend Drive, McKinney, TX, submitted a speaker's card marked for opposition and noted that it depended on the type of apartments being proposed at the site. The Commission unanimously approved the motion by Commission Member Woodruff, seconded by Commission Member Wattley, to close the public hearing and table the item indefinitely, as recommended by Staff, with a vote of 7-0-0.

21-0021Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, to allow for Single Family Residential Uses and to Modify the Development Standards, Located on the South Side of County Road 278 and Approximately 1,800 feet East of State Highway 5 (McDonald Street).

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 December 14, 2021 Planning & Zoning Commission meeting due to public noticing errors. Vice-Chairman opened the public hearing and called for comments. There were no comments. Ms. JoAnn Graham, 1373 County Road 278, Melissa, TX, submitted a speaker's card noting concerns regarding the impact this could have on surrounding properties. The Commission unanimously approved the motion by Commission Member Kuykendall, seconded by Commission Member Taylor, to continue the public hearing and table the item to the December 14, 2021 Planning & Zoning Commission meeting, as recommended by Staff, with a vote of 7-0-0.

21-0139Z 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 to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of Wilmeth Road and Community Avenue.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request. Mr. Bob Roeder, 1700 Redbud, McKinney, TX, explained the proposed rezoning request. Vice-Chairman Mantzey called for public comments. There were no public comments. On a motion by Commission Member Taylor, 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. Vice-Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 7, 2021.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Vice-Chairman Mantzey called for Public Comments regarding matters not on the agenda. There were none.

Vice-Chairman Mantzey called for Commission and Staff comments. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that the next scheduled Planning & Zoning Commission meeting would be held on Tuesday, December 14, 2021.

On a motion by Commission Member Kuykendall, seconded by Commission Member Woodruff, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Vice-Chairman Mantzey declared the meeting adjourned at 6:12 p.m.

BRIAN MANTZEY
Vice-Chairman