

## PLANNING AND ZONING COMMISSION

**AUGUST 25, 2020**

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, August 25, 2020 at 6:00 p.m.

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

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor

Staff Present: Director of Planning Jennifer Arnold, Planner II Danielle Mathews, Planners Kaitlin Gibbon and Joseph Moss, and Administrative Assistant Terri Ramey

There were two 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.

**20-0721** Director's Report. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the attached Director's Report gave an update on Planning items acted upon by City Council. No action was taken.

Chairman Cox called for the Consent Items.

The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Vice-Chairman Mantzey, to approve the following Consent item, with a vote of 7-0-0.

**20-0722** Minutes of the Planning and Zoning Commission Regular Meeting of August 11, 2020.

END OF CONSENT AGENDA

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

**20-0031SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for McKinney Fire Station No. 11, Located on the Northwest

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Corner of Van Tuyl Parkway and Rundell Way (REQUEST TO BE TABLED). Ms. Kaitlin Gibbon, Planner I for the City of McKinney, stated that a copy of the online comment regarding the site plan from Ms. Deborah Morris had been distributed to the Planning and Zoning Commission and shared with Ms. Patricia (Trish) Jackson, Facilities Construction Manager for the City of McKinney. She stated that Staff recommends that the public hearing be closed and the item tabled indefinitely. Ms. Gibbon stated that Staff was able to work with the applicant so that the variance was no longer needed. She offered to answer questions. There were none. The applicant was not present to give a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing and table the item indefinitely per Staff's recommendation, with a vote of 7-0-0.

**20-0065Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C3" - Regional Commercial District, Located on the Southwest Corner of U.S. Highway 75 (Central Expressway) and Virginia Parkway. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed rezoning request, location of the subject property, and the adjacent properties. He stated that given the location at the intersection of two major roadways, Staff is comfortable with the level of intensity. Mr. Moss stated that, while the Comprehensive Plan does call for a professional campus placetype, the Plan does allow for some decision-making criteria for non-conforming requests. He stated that Staff feels the requested zoning advances the district's intent and demonstrates compatibility with the district's brand and identity. Mr. Moss stated that Staff recommends approval of the request and offered to answer questions. Commission Member Haeckler asked Staff to highlight some of the uses allowed in a "C3" – Regional Commercial District. Mr. Moss stated that it allows a

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wide variety of uses. He stated that some of the allowed uses were: office, retail, drive thru restaurant, auto dealership with a specific use permit, bank, and hospital uses. Vice-Chairman Mantzey asked about the intent of the Fiscal Impact Model included in the Staff Report, and if it was required by law. Ms. Arnold stated that the Fiscal Impact Model is not required by State Law and is a tool for City Council and Planning and Zoning Commission to see what the impact could be to the City's budget for a rezoning request. She stated that the Fiscal Impact Model was launched after the 2018 ONE McKinney 2040 Comprehensive Plan was adopted. Vice-Chairman Mantzey asked what was included in the revenues and expenses in the model. Ms. Arnold explained that an outside consulting firm was hired to create the model and explained how Staff comes up with the numbers shown on the report. Vice-Chairman Mantzey questioned if the Development Value listed in the report was accurate and mentioned the values of other developments with more land in McKinney. Ms. Arnold stated that Staff can look into the assumptions included in the model. Vice-Chairman Mantzey stated that he would like to know how the total employment for the various uses in the report was determined as well. Mr. Matt Moore, 301 S. Coleman, Prosper, TX, briefly explained the proposed rezoning request. He stated that there was not a firm development plan to the site 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 Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and 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 will be forwarded to the City Council meeting on September 15, 2020.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

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On a motion by Commission Member Doak, seconded by Commission Member McCall, 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 6:23 p.m.

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BILL COX  
Chairman