

## PLANNING AND ZONING COMMISSION

JULY 27, 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, July 27, 2021 at 6:10 p.m.

City Council Present: Charlie Philips

McKinney Community Development Corporation (MCDC) Members Present: President Cindy Schneible, Vice-Chairman Rick Glew, David Kelly, and Deborah Bradford – Alternate

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Cam McCall, Bry Taylor, and Charles Wattley - Alternate

Commission Members Absent: Christopher Haeckler, Deanna Kuykendall, and Scott Woodruff - Alternate

Staff Present: Executive Director of Development Services Michael Quint, Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland, Planners Jacob Bennett and Sofia Sierra, MCDC Administrative and Marketing Coordinator Linda Jones, and Administrative Assistant Terri Ramey

There were approximate 20 guests present.

Chairman Cox called the meeting to order at 6:10 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 Consent items. The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, to approve the following two Consent items, with a vote of 6-0-0.

**21-0663** Minutes of the Planning and Zoning Commission Regular Meeting of July 13, 2021.

**21-0664** Minutes of the Planning and Zoning Commission Regular Meeting of June 22, 2021.

END OF CONSENT ITEMS

Chairman Cox called for consideration of the plat consideration under Texas Local Government Code Chapter 212.

**21-0093PF** Consider/Discuss/Act on a Preliminary-Final Plat for the College Street Manor Addition, Located on the Southeast Corner of South College Street and Howell Street. Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed preliminary-final plat. He stated that Staff recommends approval of the proposed preliminary-final plat as conditioned in the Staff Report and offered to answer questions. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously voted to approve the proposed preliminary-final plat with conditions as recommended by Staff, with a vote of 6-0-0.

**21-0095PFR** Consider/Discuss/Act on a Preliminary-Final Replat for 380 Town Centre Addition, Lots 5R1, 5R2, and 5R3, Block A, Located Approximately 780 Feet South of U.S. Highway 380 (University Drive) on the East Side of North Hardin Boulevard. Ms. Sofia Sierra, Planner I for the City of McKinney, explained the proposed preliminary-final replat. She stated that Staff recommends approval of the proposed preliminary-final plat as conditioned in the Staff Report and offered to answer questions. There being none, on a motion by Commission Member Doak, seconded by Commission Member McCall, the Commission unanimously voted to approve the proposed preliminary-final replat with conditions as recommended by Staff, with a vote of 6-0-0.

**21-0100CVP** Consider/Discuss/Act on a Conveyance Plat for 380 Commons at Headington Heights Addition, Lots 6A, 6B, and 6C, Block A, Located Approximately 516 Feet South of U.S. Highway 380 (University Drive) on the West Side of North Hardin Boulevard. Ms. Sofia Sierra, Planner I for the City of McKinney, explained the proposed preliminary-final replat. She stated that Staff recommends disapproval of the proposed preliminary-final plat due to its lack of conformance with the

requirements of the Engineering Design Manual and the Subdivision Ordinance. She offered to answer questions. Chairman Cox asked if the applicant was aware of Staff's recommendation for disapproval. Ms. Sierra said they had been notified about Staff's recommendation for disapproval. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to disapprove the proposed preliminary-final replat as recommended by Staff, with a vote of 6-0-0.

Commission Member Taylor stepped down on item # 21-0104CVP due to a possible conflict of interest.

**21-0104CVP** Consider/Discuss/Act on a Conveyance Plat for Lots 1 & 2, Block A of the McKinney Horizons North Addition, Located on the Southwest Corner of Airport Road and Industrial Boulevard. Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed conveyance plat. He stated that Staff recommends approval of the proposed conveyance plat as conditioned in the Staff Report and offered to answer questions. There being none, on a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Wattley, the Commission voted to approve the proposed conveyance plat with conditions as recommended by Staff, with a vote of 5-0-1. Commission Member Taylor abstained.

Commission Member Taylor returned to the meeting.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212

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

**21-0009SP** Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions for a Site Plan for a Restaurant, Brewery and Outdoor Amusement Facility (Tupps Brewery), Located at 402 East Louisiana Street. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained

the proposed site plan, design exceptions, and variances. She stated that the applicant is proposing to construct a restaurant, brewery, and outdoor amusement facility (Tupps Brewery). Ms. Strickland stated that the subject property is located within the "MTC" - McKinney Town Center Zoning District. She stated that there is a number of design expectations and variances being request. Ms. Strickland stated that the Tupps Brewery redevelopment project is envisioned to be a campus style, entertainment destination reminiscent of the industrial feel and architectural features of the area. She stated that Staff is of the opinion that the alternative site designs proposed by the applicant should help to ensure that the overall form and character of the development still meets the intent of the Transit Village Edge District of the "MTC" - McKinney Town Center Zoning District, while allowing for a multi-functional campus for entertainment. Ms. Strickland stated that Staff feels that the proposed elevations for the Taproom Addition and proposed Brewery building are in keeping with the spirit of the existing Hill-Webb Grain Elevator on the site, which is listed on the National register of Historic Places. She stated that Staff has no objections to the proposed design exceptions and variances. Ms. Strickland stated that Staff recommends approval of the request and offered to answer questions. Vice-Chairman Mantzey stated that the "MTC" - McKinney Town Center Zoning District was pictured as being like Downtown McKinney with the building type of retail towards the bottom floors. He stated that it was not purposed for industrial or a redo of the grain elevator site that exist there now. Vice-Chairman Mantzey stated that the numerous design exceptions don't seem to be unordinary to repurposing an existing older facility. Ms. Strickland agreed. She stated that the "MTC" - McKinney Town Center Zoning District was designed for a Downtown McKinney feel. She stated that the proposed design exceptions allow for this particular area to continue development and redevelopment to allow it to stay in the spirit

of the surrounding area. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the subject property is part of the Transit Village Edge District of the "MTC" - McKinney Town Center Zoning District. She stated that the major issue with the Tupps Brewery development is it being a campus style. Ms. Arnold stated that the development code of the "MTC" - McKinney Town Center Zoning District did not envision a large campus with multiple buildings in this format. She stated that the design exceptions allow you to regulate the form and ensure that it is consistent with the area. Vice-Chairman Mantzey asked if there would be additional screening and more walkability with the future City sidewalks with the proposed site plan. Ms. Arnold said yes. Mr. Keith Lewis, Tupps Brewery, 721 Anderson Street, McKinney, TX, explained the proposed request. He stated that people requested that they did not get rid of the vibe of Tupps Brewery's current location. Mr. Lewis stated that people also requested that they do not destroy the look and feel of what is in the new site. He stated that the challenge has been blending the two requests. Mr. Lewis stated that he was pleased with where they are in the proposed development. He stated that had multiple attempts to reach out to the residents on the east side near the subject property. Mr. Lewis stated that they received some good input from them. He stated that the proposed manufacturing facility will be a better than the previously one located on the property. Mr. Lewis offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Mr. Rick Glew, Vice-Chairman of the McKinney Community Development Corporation (MCDC), 829 Parkwood Court, McKinney, TX, spoke in support of the request. He stated that McKinney Community Development Corporation (MCDC) and Mr. Lewis meet every two weeks to discuss the project. He stated that a big part of those meetings discusses the look and feel to the site and the community integration. Chairman Cox stated that a lot of people

had worked a lot of hours to get to this point in the proposed development of the site. He stated that we appreciate all the hard work that the McKinney Community Development Corporation (MCDC), City Staff, and applicants have put into this project. On a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed site plan, design exceptions, and variances as recommended by Staff, with a vote of 6-0-0.

**21-0095Z** Conduct a Public Hearing to Consider / Discuss / Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence District and "TMN" Traditional McKinney Neighborhood Overlay District to "GC" - Governmental Complex District and "TMN" Traditional McKinney Neighborhood Overlay District, Located at 511 Green Street and 701 Anthony Street. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the subject properties are currently owned by the City of McKinney. She stated that the proposed rezoning would allow them to be incorporated into a Downtown parking lot. Chairman Cox opened the public hearing and called for comments. Mr. Matthew Hilliard, 1101 First Avenue, McKinney, TX, asked about the use for the proposed parking. Ms. Arnold stated that that it would be public parking that would be owned and operated by the City of McKinney. Mr. Hilliard asked if there were any plans for upgrades to Anthony Street. Ms. Arnold offered to share contact information for Engineering Department Staff with him after the meeting. On a motion by Commission Member McCall, seconded by Alternate Commission Member Wattley, the Commission unanimously voted to close the public hearing and recommend approval of the

proposed rezoning request to City Council as recommended by Staff, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 17, 2021.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

Chairman Cox called for public comments regarding matters not on the agenda. There were none.

Chairman Cox called for Commission and Staff Comments. There were none.

On a motion by Commission Member McCall, seconded by Commission Member Taylor, the Commission unanimously voted to adjourn the meeting, with a vote of 6-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:35 p.m.

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BILL COX  
Chairman