

PLANNING AND ZONING COMMISSION

JUNE 14, 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, June 14, 2022 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, Deanna Kuykendall, Bry Taylor, Charles Wattley, Scott Woodruff, Russell Buettner – Alternate, and Eric Hagstrom - Alternate

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

There were approximately 35 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.

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

22-0523 Minutes of the Planning and Zoning Commission Regular Meeting of May 24, 2022.

END OF CONSENT AGENDA

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

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, to approve the following three plats as recommended by Staff, with a vote of 7-0-0.

22-0078CVP Consider/Discuss/Act on a Conveyance Plat for Wilmeth Central Addition, Lots 2R1 and 4, Block A, Located on the Southwest Corner of

US Highway 75 and Wilmeth Road.

22-0079CVP Consider/Discuss/Act on a Conveyance Plat for Lots 2R, 3, and 4 Block A of the Trinity Falls Planning Unit 7 Commercial Addition, Located on the Northwest Corner of Olympic Crossing and Trinity Falls Parkway.

22-0087PF Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 4, Located at the Northeast Corner of CR 281 and Trinity Falls Parkway.

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.

22-0003Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located Approximately 510 Feet North of Virginia Parkway and Approximately 260 Feet West of Joplin Drive.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request to allow them additional time to work with surrounding property owners. Vice-Chairman Mantzey asked if the property owners, within 200' of the subject property, would be notified when the request would be presented at the next Planning and Zoning Commission meeting. Ms. Sheffield said yes. Vice-Chairman Mantzey asked about the current written protest and if it would need to be redone with a future case. Ms. Sheffield stated that the written protest map with 60% would stay as is if this case is brought forward at a future date. Chairman Cox asked if Staff had an idea of when the applicant might move forward with the request. Ms. Sheffield was unaware of the applicant's timeline to come back to the meeting. She stated that Staff would renotice for the posted Planning and Zoning Commission meeting agenda. Mr. Dillion Shipper, Bonner Carrington, 901 S. Mopac Expressway, Building V, Austin, TX, stated that they received some new feedback and are reassessing the overall plans.

Chairman Cox opened the public hearing and called for comments. Chairman Cox opened the public hearing and called for comments. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; stated that he represented the Stonebridge Estates Homeowner's Association (HOA). He stated that they have a protest on file and object to this type of use for this property. Mr. Roeder stated that his client does not object to an appropriate single-family use on the property. He stated that they recognize that the property is landlocked and that it was not of their doing. Mr. Roeder stated that they objected the multi-family use at this location. Mr. Michael Brown, 5800 Creekside Court, McKinney, TX, stated that he has lived in the Stonebridge Estates for approximately 20 years, and he has been on the board of the homeowner's association (HOA) for approximately 18 years. He felt that the letters in favor of the request were from members of the church. Mr. Brown discussed traffic issues during drop off and pick up times at nearby schools. He expressed concerns about additional traffic with a multi-family development. Mr. Brown stated that there was only one access point through the church parking lot to the property. He stated that the subject property is closely surrounded on three sides by residential developments. Pastor Charles Tuttle, Genesis Church, 5780 Virginia Parkway, McKinney, TX, stated that the church owns the subject property. He stated that they have always tried to be good neighbors with the residents of Stonebridge Estates and Cambridge. Pastor Tuttle stated that this is the fourth developer to make an offer on the subject property. He stated that they tried to work with the surrounding neighbors without any cooperation. Pastor Tuttle stated that two of the previous developers wanted to develop single-family residential on the property; however, was not able to receive access. Pastor Tuttle stated that the proposed request is for a 55 and over, gated community that would not require any ingress or egress from surrounding property owners. He stated that it would sit below the tree line. Pastor Tuttle stated that they were willing to expand the greenbelt to add additional comfort for the neighbors. He stated that they were willing to work with the City, so that it would not compromise surrounding values at all. The following residents turned in speaker cards in support of the request; however, did not wish to speak at the meeting.

1. Mr. Brad Anderson, 5012 Arbor Hollow Drive, McKinney, TX

2. Ms. Tiffany Anderson, 5012 Arbor Hollow Drive, McKinney, TX
3. Ms. Theresa Brown, 5217 Briarwood Drive, McKinney, TX

The following residents turned in speaker cards in opposition to the request; however, did not wish to speak during the meeting.

1. Ms. Katherine Brewer, 5804 N. Woodcreek Circle, McKinney, TX
2. Mr. Paul Lehman, 5805 N. Woodcreek Circle, McKinney, TX

Vice-Chairman Mantzey asked for this subject property to be single family if it would need egress and ingress. Ms. Sheffield stated that was correct. Vice-Chairman Mantzey asked if it would be accessible through the church property. Ms. Sheffield stated that there are plotted easements on the church property for fire lanes. She stated that for a single-family development the access would need to be on a right-of-way dedication. Ms. Sheffield stated that would need to come from Joplin Drive or expanding the private street development to the west. Vice-Chairman Mantzey asked if access from Joplin Drive or the property to the west was not granted, then only commercial development could be allowed with access through the church's property. Ms. Sheffield stated that an expansion of the church, commercial development, or multi-family development would be allowed to have access through a fire lane. Commission Member Woodruff asked about the current zoning. Ms. Sheffield stated that it is current zoned for "AG" – Agricultural District. On a motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, to close the public hearing and table the item indefinitely was unanimously approved, with a vote of 7-0-0.

22-0015Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, to Allow Multi-Family Uses and to Modify the Development Standards, Located on the Northeast Corner of Lake Forest Drive and Future Collin McKinney Parkway.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request and Staff's concerns. She stated that rezoning the property would prematurely eliminate the commercial potential that this tract may have in the future. Ms. Sheffield stated that Staff was unable to support the rezoning request and offered to

answer questions. Vice-Chairman Mantzey asked if Staff's recommendation was due to saving hard corners for commercial uses. Ms. Sheffield said yes. She stated that the subject property was at the hard corner of Lake Forest Drive (a major 6-lane arterial) and future Collin McKinney Parkway (a greenway 4-lane arterial) and its proximity to State Highway 121 (Sam Rayburn Tollway) with the entertainment uses along that corridor were the reasons. Mr. Don Paschal, 904 Parkwood Court, McKinney, TX, explained the proposed rezoning request and gave a presentation. Chairman Cox opened the public hearing and called for comments. There were none. 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 7-0-0. Vice-Chairman Mantzey asked Staff to discuss the issues outside of the straight zoning for the property. Ms. Sheffield stated that the applicant is requesting an alternate screening device and reduced the rear-yard setback to 25' from the required 45'. Vice-Chairman Mantzey asked if the proposed development would be limited to two-story units. Ms. Sheffield said yes. Vice-Chairman Mantzey asked what the setback would be for single-family setbacks in the New Code. Ms. Sheffield stated that Staff is looking into a transitional zone for the New Code depending on the proposed heights. Commission Member Kuykendall asked Staff to clarify why they are recommending denial of the request. Ms. Sheffield stated that the existing commercial entitlements on this hard corner of the two arterial roadways and introducing additional residential square footage would reduce the total commercial area to less than 29 acres of the original 93 acres of commercial zoning. Commission Member Woodruff stated that he looks at this as being closer to single-family/multi-family uses. He asked what the current setbacks are for single-family uses backing up to each other. Ms. Sheffield stated that with the current residential districts it ranges between 15' – 25'. Commission Member Wattley asked about the proposed unit sizes. Mr. Daniel Hasbani, Continental Properties, W134N8675 Executive Parkway, Menomonee Falls, WI, stated that the proposed smallest unit would be approximately 980 sq. ft. and the largest unit would be approximately 1,800 sq. ft. Vice-Chairman Mantzey stated that he understands Staff concerns; however, feels that the corner would be difficult to develop as commercial. He discussed some other commercial areas that struggled in the area. Vice-Chairman Mantzey stated that he is

comfortable with the proposed setbacks due to the two-story product being closer to single-family development. He stated that he was in support of the proposed rezoning request. Commission Members Woodruff and Taylor concurred with Vice-Chairman Mantzey's comments and felt this would be a challenging retail location. They were in favor of the proposed rezoning request. Commission Member Kuykendall stated that Staff has done a good job in outlining the way it would be and she was in support of recommending denial of the request. Commission Member Doak stated that he understands Staff's position about saving hard corners. He felt this property would not be a good location for commercial uses. Commission Member Doak was in support of the proposed rezoning request. Commission Member Wattley stated that he was in support of the request and felt it would be a good use of the property. Chairman Cox stated that the property value under the proposed zoning would be greater than the proposed value under the existing zoning. He stated that it is a tough site to develop and missing egress and ingress. Chairman Cox stated that he was in favor of the applicant's request. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission voted to recommend approval per the applicant's request, with a vote of 6-1-0. Commission Member Kuykendall voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the June 21, 2022 City Council meeting.

22-0041Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "H" - Historic Preservation Overlay District, and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District, "H" - Historic Preservation Overlay District, and "TMN" - Traditional McKinney Neighborhood Overlay District, Generally to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of College Street and Howell Street.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request and a brief history of the previous rezoning request for this property. She stated that Staff recommends approval of the request and offered to answer

questions. Vice-Chairman Mantzey inquired what occurred since the previous submittal. Ms. Sheffield stated that the applicant continued through the development process and while looking at the lot plot plans for the proposed residential development. She stated that they wanted the flexibility to allow for enclosed porch spaces or patios in the front yard. Ms. Jennifer Clarke, Olivia Clarke Homes, 3491 Foxboro Drive, Richardson, TX, explained the proposed rezoning request. Commission Member Woodruff asked if the proposed changes affected any other properties. Ms. Clarke stated that they want to place porches in the front yards of the properties. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously approved the motion to close the public hearing and recommend approval 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 July 19, 2022 City Council meeting.

22-0056Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing District to "LI" - Light Industrial District, Located at 1901 Couch Drive.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request and the zoning for the adjacent properties. He stated that Staff recommends approval of the request. Mr. Jon David Cross, Cross Engineering Consultants, 1720 W. Virginia Street, McKinney, TX, explained the proposed rezoning request and requested approval. Vice-Chairman Mantzey asked if there is any current development planned for the subject property. Mr. Cross stated that his client, Jordan Towing, wants to expand to the east. He stated that the proposed zoning would allow more freedom and not require specific use permits (SUP) for the expansion of their business. Mr. Cross stated that the proposed zoning would reduce some currently allowed uses on the property. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Commission Member Kuykendall, seconded by Commission Member Doak, 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 the June 21, 2022 City Council meeting.

END OF THE 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 and Staff Comments. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, introduced Ari Botello, new Current Planner for the City of McKinney, to the Commission.

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 7:12 p.m.

BILL COX
Chairman