

PLANNING AND ZONING COMMISSION

February 28, 2023

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, February 28, 2023 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Russell Buettner, Steve Lebo, Bry Taylor, Charles Wattley, and Scott Woodruff

Alternate Commission Member Present; however, did not participate in the meeting: Eric Hagstrom

Capital Improvements Advisory Committee (CIAC) Member Present; however, did not participate in the meeting: Steve Wilson

Alternate Commission Member Absent: Aaron Urias

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; Planner II Roderick Palmer; Planners Jake Bennett, Araceli Botello, Lexie Schrader, and Bhumika Thakore; and Administrative Assistant Terri Ramey

There were six 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 consideration of the Consent Items. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

23-0133 Minutes of the Planning and Zoning Commission Regular Meeting of
February 14, 2023

END OF CONSENT AGENDA

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

Ms. Araceli Botello, Planner I for the City of McKinney, explained the two plat requests and offered to answer questions. There were none. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing and approve the two plat requests as recommended by Staff, with a vote of 7-0-0.

23-0028FP Consider/Discuss/Act on a Final Plat for Lot 1, Block A, of the Willow Wood Park, Located on the East of Parkdale Drive and approximately 650 feet South of County Road 278

23-0031FP Consider/Discuss/Act on a Final Plat for Lot 1, Block C, of the Willow Wood Block C, Located on the Northwest Corner of North Telephone Road and County Road 278

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.

22-0020SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Service Center Expansion (Pat Lobb Toyota), Located at 3350 South Central Expressway (REQUEST TO BE TABLED)

Ms. Lexie Schrader, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely to the January 10, 2023 Planning and Zoning Commission meeting due public hearing errors. She offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and table the request indefinitely as recommendation by Staff, with a vote of 7-0-0.

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a
0033SP Site Plan, Located at the Northeast Corner of South McDonald Street
and East Christian Street

Ms. Lexie Schrader, Planner for the City of McKinney, distributed an online citizen comment to the Commission prior to the meeting. She explained the proposed site plan request. Ms. Schrader stated that typically site plans can be approved by Staff; however, the applicant is requesting a variance to reduce the required 20' landscaping buffers along both street frontages to 10' buffers due to site limitations. She stated that similar landscape buffer widths are along McDonald Street (State Highway 5). Ms. Schrader stated that due to conformance with development patterns in the area and site constraints, it is Staff's opinion that the proposed variance will not negatively impact surrounding development. She stated that Staff recommends approval of the variance request as conditioned in the Staff Report and offered to answer questions. Vice-Chairman Mantzey discussed a similar request located on Virginia Street that was recently heard by the Commission and City Council. He stated that the subject property is located closer to the Historic District and Downtown McKinney. Vice-Chairman Mantzey stated that Staff had been consistent in their interpretation for both cases. Mr. Dwayne Zinn, Cross Engineering, 1720 W. Virginia Street, McKinney, TX, explained the request and offered to answer questions. Commission Member Lebo asked if they had considered purchasing the adjacent vacant lot. Mr. Zinn stated that his client had checked into purchasing that lot; however, they were not able to come to a price agreement. Vice-Chairman Mantzey asked about the use for the proposed building on the subject property. Mr. Zinn stated that they were proposing to have a convenience store without gas pumps at this site. Chairman Cox opened the public hearing and called for comments. Ms. Rebecca Colmenero, 1004 N. Waddill Street, McKinney, TX, stated that she owns the adjacent vacant lots. She stated that they have the same constraints on their properties and have difficulty developing them. Ms. Colmenero stated that she did not want to have a liquor store next to her vacant lot. She stated that the applicant had not made her an offer for the property. 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. Commission Member Woodruff asked about how the potential parking reduction would be enacted. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that a parking demand study would look at the proposed uses to determine how much parking would be required at this location. Commission Member Wattley asked if the proposed building would be facing Christian Street. Ms. Schrader said yes. Commission Member Wattley asked if they were proposing to have a brick wall facing McDonald Street (State Highway 5). Ms. Schrader stated that was correct. Commission Member Lebo felt that properties along McDonald Street (State Highway 5) should not keep developing like they have in the past. He felt that they should start changing for the better. Vice-Chairman Mantzey stated that Staff had been consistent in the way they interpreted the requirements. He did not see a difference between this case and the similar case on Virginia Street that was previously heard. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that Staff's recommendations are technical and consistent. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that if the Commission approves denial of the application, then that decision will stand unless the applicant appeals the decision to City Council. Commission Member Woodruff spoke in support of the landscape variance reduction and with the redevelopment of the site. Commission Member Taylor was in support of the request. He stated that this stretch of McDonald Street (State Highway 5) needs all the help it can get. Commission Member Taylor felt the proposed development would be an improvement. Commission Member Wattley was in opposition to the request. He stated that there were approximately 8-10 car lots and four convenience stores in this area along McDonald Street (State Highway 5). Chairman Cox concurred with Commission Member Taylor and Commission Member Woodruff's comments that this area needs to be developed and redeveloped. He stated that the use was not being considered with the proposed request. Chairman Cox stated that he was in support of the request to reduce the landscaping buffer. The motion made by Commission Member Lebo, seconded by Vice-Chairman Mantzey, the Commission voted to deny the request; however, the motion failed with a vote of

3-4-0. Vice-Chairman Mantzey, Commission Member Buettner, Commission Member Taylor, and Commission Member Woodruff voted against the motion. On a motion by Commission Member Woodruff, seconded by Commission Member Taylor, the Commission voted to approve the request per Staff's recommendation, with a vote of 4-3-0. Vice-Chairman Mantzey, Commission Member Lebo, and Commission Member Wattley voted against the motion.

22- Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a
0086SP Site Plan for a Multi-Family Development (Modera McKinney),
Located on the East Side of Future Hardin Boulevard and
Approximately 1,500 feet North of Bloomdale Road

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed site plan request. She stated that typically site plans can be approved by Staff; however, the applicant is requesting variances for the required screening and is requesting a reduction in the required amount of enclosed parking spaces. Ms. Sheffield stated that Staff recommends approval of the request as conditioned in the Staff Report and offered to answer questions. There were none. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed request and offered to answer questions. Vice-Chairman Mantzey asked if this property was being developed under a Planned Development "PD" that was approved in 1987. Mr. Roeder said yes. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing, approve the screening variance request as recommended by Staff, and recommend approval of the reduction in enclosed parking spaces request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation for the reduction in enclosed parking spaces request would be forwarded to City Council for consideration at the March 21, 2023 meeting.

END OF 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 or Staff comments. Ms. Caitlyn Strickland, Planning Manager, introduced two new Planners: Planner II Roderick Palmer and Planner Bhumika Thakore.

On a motion by Commission Member Woodruff, 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 6:36 p.m.

The video recording of the meeting is available online through the City of McKinney video archives.

BILL COX
Chairman