

## PLANNING AND ZONING COMMISSION

MAY 25, 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, May 25, 2021 at 6:00 p.m.

City Council Present: Charlie Philips, Rick Franklin, and Justin Beller

Commission Members Present: Vice-Chairman Brian Mantzey, Hamilton Doak, Deanna Kuykendall, Cam McCall, Bry Taylor, and Alternate Charles Wattlely

Commission Members absent: Chairman Bill Cox, Christopher Haeckler, and Alternate Scott Woodruff

Staff Present: Director of Planning Jennifer Arnold, Planning Manager Caitlyn Strickland, Planner II Kaitlin Sheffield, Planner Joseph Moss, and Administrative Assistant Terri Ramey

There were six 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 Doak, seconded by Commission Member McCall, to approve the following Consent item as recommended by Staff, with a vote of 6-0-0.

**21-0468** Minutes of the Planning and Zoning Commission Regular Meeting of May 11, 2021.

END OF CONSENT AGENDA

Vice-Chairman Mantzey called for consideration of the plat consideration under Texas Local Government Code Chapter 212.

**21-0053PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1 and 2, Block A of the Collin Square Addition, Located on the Southwest Corner of Bloomdale Road and U.S. Highway 75. Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed preliminary-final

plat. The Commission unanimously approved the motion by Commission Member McCall, seconded by Alternate Commission Member Wattley, to approve the following plat consideration items as recommended by Staff, with a vote of 6-0-0.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212.

Vice-Chairman Mantzey continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**20-0141Z5** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG-25" - General Residence District and "C" - Planned Center District to "PD" - Planned Development District to Allow for Multi-Family Residential Uses and to Modify the Development Standards. Mr. Joseph Moss, Planner I for the City of McKinney, explained the proposed rezoning request. He briefly discussed the surrounding properties. Mr. Moss stated that the applicant is requesting to rezone the property to a "PD" – Planned Development District with a base district of "MF3" – Multiple Family Residential-Medium-High Density District with some modifications. He stated that the applicant requested to allow up to 43' in height or three-stories. Mr. Moss stated that the current "RG-25" – General Residence District only permits two-stories. He stated that the applicant requested to reduce the minimum parking requirements to one parking space per bedroom. Mr. Moss stated that currently the requirement is for one space per unit plus the half space per bedroom. He stated that the applicant requested to reduce the enclosed parking requirements from 50% of the units down to 30% of the units. Mr. Moss stated that the applicant requested that 20% of the units be provided with carports instead of enclosed parking. He stated that the applicant requested to remove the requirement for an additional 0.5 parking spaces elsewhere on site should a driveway not be present in

front of a garage. Mr. Moss stated that the applicant is requested that a minimum of six amenities be provided on the site as a provision of exceptional quality. He stated that this request is not in conformance with the Comprehensive Plan designation for Commercial Center Placetype. Mr. Moss stated that the Comprehensive Plan provides criteria for evaluating non-conforming requests. He stated that Staff feels that the proposed rezoning request will advance the districts intent by providing housing for McKinney's Creative Class workers. Mr. Moss stated that the project's location at two arterial roadways demonstrates that it can meet the project's travel demand and can be accommodated by the planned transportation and infrastructure network. He stated that commercial development would be most likely to occur close to U.S. Highway 75 (Central Expressway). Mr. Moss stated that given the size of the overall 70 acres for this site, that it was possible that not all 70 acres would develop for commercial uses. He stated that Staff is in favor of the proposed rezoning request and recommended approval with the special ordinance provisions listed in the Staff Report. Mr. Moss offered to answer questions. Commission Member Doak inquired about the property to the south of Wilmeth Road. Mr. Moss explained the zoning on that property. Vice-Chairman Mantzey asked about the parking in the proposed development regulations. Mr. Moss stated that the proposed development regulations capture the requested parking modifications as mentioned earlier. Vice-Chairman Mantzey asked if Staff only received one letter of opposition. Mr. Moss stated that one letter of opposition was received back on January 20, 2021. Mr. Bob Roeder; Abernathy, Roeder, Boyd, & Hullett, P.C., 1700 Redbud Boulevard, McKinney, TX, explained the proposed rezoning request. He concurred with the Staff Report and Mr. Moss's presentation. Mr. Roeder stated that they were not seeking to increase the density over

the 20 units per acre that is permitted by the "MF3" zoning district. He stated that they were seeking three stories instead of two stories. Mr. Roeder stated that they requested to modify the parking in terms of the number of parking spaces and the spaces that would be enclosed verses carports. He stated that parking is an incredible marketing tool for a multi-family project. Mr. Roeder stated that the proposed parking standards represent just the minimum required parking, which the developer felt would meet their parking needs. He stated that there might be additional parking spaces for visitors than what is required. Mr. Roeder requested a favorable recommendation and offered to answer questions. There were none. Vice-Chairman Mantzey opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Doak, the Commission unanimously approved the motion to close the public hearing, with a vote of 6-0-0. Commission Member Doak stated that they were basically requesting to rezone two acres from commercial uses to multi-family uses at this location. He felt it was a good use of land and did not see any issues with the proposed rezoning request. Commission Member Doak stated that he was in support of the request. Commission Member Kuykendall asked how many additional units could be built on the subject property if the proposed rezoning request was approved. Mr. Moss stated that the maximum density for the "MF-3" – Multiple Family Residential-Medium-High Density District is 20 units per acre. He stated that with two additional acres there could be up to 40 additional units. Mr. Moss stated that they would still need to be able to provide the required parking for the units, meet the landscape setbacks, and all the other development requirements. Commission Member Kuykendall asked why the current zoning was not adequate for the development. Mr. Roeder stated that the developer prides itself on

providing additional open space than you typically see in a development of this nature. He stated that they needed some additional land for the developer to lay the property out in a way to create the open space. Mr. Roeder stated that this would be a low-density multi-family project. He stated that this project would be family with children oriented. Mr. Roeder thought that the maximum number of units would be between 240 – 245 units for the site. He stated that it would be a small project. Commission Member McCall asked about the proposed number of bedrooms per unit. Mr. Roeder stated that there would be a mix of one to three bedrooms per unit. Commission Member McCall asked if they were proposed that a three-bedroom unit would only have three parking spaces provided. Mr. Roeder said yes. Commission Member Doak asked how many units would likely be built considering the proposed open spaces. Mr. Roeder stated that they would probably build between 240 – 245 units, since not as many buildings would be needed with three-story buildings. Commission Member McCall stated that he was in favor of the proposed rezoning request. Vice-Chairman Mantzey stated that the location being near U.S. Highway 75 (Central Expressway) would address traffic concerns. He stated that the site is located near employment centers and schools. Vice-Chairman Mantzey felt that the proposed product fits at this location. He was in favor of the proposed rezoning request. On a motion by Commission Member McCall, seconded by Commission Member Taylor, the Commission voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 5-1-0. Commission Member Kuykendall voted against the motion. Vice-Chairman Mantzey stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 15, 2021.

**21-0049Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District, "ML" - Light Manufacturing District, and "TMN" - Traditional McKinney Neighborhood Overlay District to "SF5" - Single Family Residential District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 712 North Tennessee Street. Mr. Joseph Moss, Planner I for the City of McKinney, explained the proposed rezoning request. He briefly discussed the surrounding properties. Mr. Moss discussed the existing zoning on the subject property. He stated that the applicant is requesting to rezone the property to "SF-5" – Single Family Residential District. Mr. Moss stated that the proposed rezoning request aligns with the Town Center Mixed Placetype from the Comprehensive Plan. He stated that the request blends with the adjacent residential uses. Mr. Moss stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Bill Perman, JP Engineering, 700 S. Central Expressway, Allen, TX, explained the proposed rezoning request. He concurred with the Staff Report and offered to answer questions. There were none. Vice-Chairman Mantzey opened the public hearing and called for comments. There being none, on a motion by Commission Member Doak, seconded by Commission Member Kuykendall, 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 6-0-0. Vice-Chairman Mantzey stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 15, 2021.

END OF 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 two new Planners were recently hired and should be starting work on Tuesday, June 1, 2021.

On a motion by Commission Member McCall, seconded by Alternate Commission Member Wattley, the Commission unanimously voted to adjourn the meeting, with a vote of 6-0-0. There being no further business, Vice-Chairman Mantzey declared the meeting adjourned at 6:24 p.m.

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BRIAN MANTZEY  
Vice-Chairman