

PLANNING AND ZONING COMMISSION

JANUARY 25, 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, January 25, 2022 at 6:00 p.m.

City Council Present: Rick Franklin and Justin Beller

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

Commission Members Absent: None

City of McKinney Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planner II Kaitlin Sheffield; Planners Alexandra Schrader and Sofia Sierra; Development Engineering Manager Matt Richardson, Housing & Community Development Manager Janay Tieken, and City Secretary Empress Drane

There were six (6) guests present.

Chairman Cox called the meeting to order at 6:05 p.m. after determining a quorum was present.

Chairman Cox called for public comments on non-public hearing agenda items.

G. R. Mortenson, 2804 Albany Drive, McKinney TX 75072, spoke in opposition to the Preliminary Final Plat for Hardin Lakes (agenda item #20-0130PF2).

Chairman Cox called for the Information Sharing item:

22-0051 Director's Report

Chairman Cox called for the Consent agenda.

The Commission unanimously approved the motion by Commissioner Hamilton Doak, seconded by Commissioner Scott Woodruff, to approve the Consent item:

22-0052 Minutes of the Planning and Zoning Commission Regular Meeting of
January 11, 2022

Agenda item #22-0052 will be referred to the City Council Regular Meeting of February 15, 2022 for approval by the City Council.

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

- 20-0130PF2** Consider/Discuss/Act on a Preliminary-Final Plat for Hardin Lake Estates, Located approximately 180 Feet North of Albany Drive and on the East Side of Sorrell Road

The Commission unanimously approved the motion by Vice Chair Brian Mantzey, seconded by Commissioner Bry Taylor, to approve a Preliminary-Final Plat for Hardin Lake Estates, Located approximately 180 Feet North of Albany Drive and on the East Side of Sorrell Road, with conditions recommended by staff.

Chairman Cox called the Regular Agenda and Public Hearing items:

- 21-0006Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family and Commercial Uses, Located on the Northwest Corner of Carlisle Street and Virginia Parkway

The following individuals spoke in support of the request:

Bob Roeder (Applicant), 1700 Redbud #300, McKinney TX 75069

Tom Huth, 13455 Noel Rd, Dallas TX 75240

Commission unanimously approved the motion by Vice Chair Brian Mantzey, seconded by Commissioner Charles Wattley, to close the public hearing.

Commissioners approved the motion by Commissioner Hamilton Doak, seconded by Commissioner Bry Taylor, to approve in accordance with staff recommendations, a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family and Commercial Uses, Located on the Northwest Corner of Carlisle Street and Virginia Parkway with a vote of 5 - 2 – 0, Commissioners Charles Wattley and Deanna Kuykendall voting against.

The item will be referred with favorable recommendation by the Planning & Zoning Commission to the City Council Regular Meeting of February 15, 2022.

- 21-0129Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to

Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located Approximately 265 Feet North of Plateau Drive and on the East Side of State Highway 5 (McDonald Street)

Martin Sanchez, (Applicant), 2000 N. McDonald St, McKinney TX 75069, spoke in support of the request.

Commission unanimously approved the motion by Vice Chair Brian Mantzey, seconded by Commissioner Scott Woodruff, to close the public hearing.

Commissioners approved the motion by Commissioner Hamilton Doak, seconded by Commissioner Charles Wattley, to approve with special provisions as recommended by staff, a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located Approximately 265 Feet North of Plateau Drive and on the East Side of State Highway 5 (McDonald Street) with a vote of 5 - 2 – 0, Commissioner Deanna Kuykendall and Vice Chair Brian Mantzey voting against.

The item will be referred with favorable recommendation by the Planning & Zoning Commission to the City Council Regular Meeting of February 15, 2022.

21-0193Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence 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

Jennifer Johnson (Applicant), speaker did not provide address, spoke in support of the request.

The following individuals spoke in opposition to the request:

Ron Lustig, 208 S. Bengel St, McKinney TX 75069

Alan Arbabi, 415 West Standifer, McKinney TX 75069

Jim Hintze, 601 Parker St, McKinney TX 75069

Tom Pence, 506 W. Hunt St, McKinney TX 75069

Allison Vest, 1112 Howell St, McKinney TX 75069

Commission unanimously approved the motion by Vice Chair Brian Mantzey, seconded by Commissioner Scott Woodruff, to Close the public hearing 21-0193Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence 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

Commission unanimously approved the motion by Commissioner Hamilton Doak, seconded by Commissioner Deanna Kuykendall, to approve in accordance with staff recommendation, a Request to Rezone the Subject Property from "RS-60" - Single Family Residence 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.

The item will be referred by favorable recommendation by the Planning & Zoning Commission to the City Council Regular Meeting of February 15, 2022.

21-0154Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-120" - Single Family Residential District to "PD" - Planned Development District, Generally for Single Family Uses and to Modify the Development Standards, Located at 616 Finch Avenue

Casey Gregory (Applicant), 2000 N. McDonald St, McKinney TX 75069 spoke in support of the request.

Commission unanimously approved the motion by Commissioner Brian Mantzey, seconded by Commissioner Hamilton Doak, to close the public hearing and approve with revised development standards and per staff recommendations, a Request to Rezone the Subject Property from "RS-120" - Single Family Residential District to "PD" - Planned Development District, Generally for Single Family Uses and to Modify the Development Standards, Located at 616 Finch Avenue.

The item will be referred with favorable recommendation by the Planning & Zoning Commission to the City Council Regular Meeting of February 15, 2022.

Chair Cox called for Public Comments regarding non-agenda items, at which time there were no requests to speak.

Chair Cox called for Commissioner & Staff Comments, and there were none.

The Commission unanimously approved the motion by Commissioner Deanna Kuykendall, seconded by Commissioner Scott Woodruff, to adjourn at 7:15 p.m.

Minutes approved by the Planning & Zoning Commission on February 7, 2022.

SIGNED:

BILL COX
Chairman