

## PLANNING AND ZONING COMMISSION

MAY 28, 2019

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 28, 2019 at 6:00 p.m.

City Council Present: May George C. Fuller and Charlie Philips

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Deanna Kuykendall, Cam McCall, Bry Taylor, and Scott Woodruff – Alternate

Commission Member Absent: Christopher Haeckler

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Samantha Pickett; Planners David Soto, Kaitlin Gibbon, Derrick Rhys Wilson, and Joseph Moss; and Administrative Assistant Terri Ramey

There were four guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, to approve the following Consent item, with a vote of 7-0-0.

**19-0450** Minutes of the Planning and Zoning Commission Regular Meeting of May 14, 2019.

END OF CONSENT

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

**19-0022SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan and a Facade Plan Appeal for a Medical Clinic (Virginia Family Health Care), Located Approximately 195 West of Graves Street and on the North Side of Virginia Street. (REQUEST TO BE TABLED) Mr. Derrick Rhys Wilson, Planner I 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. He stated that Staff would re-

notice prior to an upcoming meeting. Mr. Wilson offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and table the item indefinitely per the applicant's request, with a vote of 7-0-0.

**19-0027Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway. (REQUEST TO BE TABLED) Mr. David Soto, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the June 11, 2019 Planning and Zoning Commission meeting per the applicant's request. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to continue the public hearing and table the item to the June 11, 2019 Planning and Zoning Commission meeting per the applicant's request, with a vote of 7-0-0.

**19-0024Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located Approximately 1,430 Feet West of Stonebridge Drive and on the South Side of Eldorado Parkway. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone approximately 4.57 acres of land from "PD" – Planned Development District to "C2" – Local Commercial District, generally for medium intensity commercial uses. Mr. Soto stated that the subject property is surrounded by a mixture of uses, included but not limited to,

general and medical offices, senior living facilities, and commercial uses. He stated that the subject property is currently zoned for office uses; however, the proposed commercial zoning will help balance the surrounding office uses and provide essential services to the daytime population of these businesses. Mr. Soto stated that Staff is of the professional opinion that the rezoning request will complement the adjacent existing and future land uses. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Nick DiGiuseppe, Southblock Properties, LLC, 15400 Knoll Trial Drive, Dallas, TX, stated that the property is approximately 300 feet deep and has approximately 753 feet of frontage. He stated that they plan to sell the property to users that will complement the current businesses and what is planned for the area in the future. Mr. DiGiuseppe stated that the property located behind the subject property was sold to Globe Life for possible expansion. He stated that across the street from the subject property there is plans for a future retail center. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission voted unanimously to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 11, 2019.

**19-0019SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Convenience Store, Located Approximately 145 Feet South of Leland Avenue and on the West Side of Tennessee Street. Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed variance to the site plan. He stated that the applicant is seeking a site plan variance for a landscape buffer reduction from 20 feet

to 10 feet along Tennessee Street frontage. Mr. Wilson stated that due to the site's size and physical constraints, meaningful development is unlikely to occur on the subject property without a variance. He stated that the proposed variance request meets the intent of the landscaping ordinance. Mr. Wilson stated that Staff recommends approval of the proposed site plan variance request and offered to answer questions. There were none. The applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to approve the variance to the site plan as recommended by Staff, with a vote of 7-0-0.

#### END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox thanked Alternate Commission Member Woodruff for attending the meeting and Staff for their hard work.

Ms. Samantha Pickett, Planning Manager for the City of McKinney, invited the Commission to attend the SERVE McKinney event being held on Thursday, June 6, 2019 at the Collin College Conference Center at Central Park Campus in McKinney.

The Commission unanimously approved the motion by Commission Member McCall, seconded by Commission Member Taylor, to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:15 p.m.

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BILL COX  
Chairman