

PLANNING AND ZONING COMMISSION

OCTOBER 13, 2020

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, October 13, 2020 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, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor. Alternate Commission Member Scott Woodruff was present; however, did not participate during the meeting.

Alternate Commission Member absent: Charles Wattley

Staff Present: Director of Planning Jennifer Arnold, Planner II Danielle Mathews and Kaitlin Gibbon, and Administrative Assistant Terri Ramey

There were approximately 18 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 Consent Item.

The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Commission Member McCall, to approve the following Consent item, with a vote of 7-0-0.

20-0894 Minutes of the Planning and Zoning Commission Regular Meeting of September 22, 2020.

END OF CONSENT AGENDA

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

20-0130PF 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. Ms. Danielle Mathews, Planner II for the

City of McKinney, stated that Staff was recommending disapproval of the proposed preliminary-final plat for Hardin Lake Estates due to its lack of conformance with the requirements of the Engineering Design Manual and the Subdivision Ordinance. She stated that the applicant intends to subdivide the property into 94 lots and approximately 7 common areas for single-family residential uses. On a motion by Commission Member Haeckler, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to disapprove the preliminary-final plat per Staff's recommendation, with a vote of 7-0-0.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212

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

20-0071Z 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 and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards., Located on the Northwest Corner of Stacy Road and Ridge Road (REQUEST TO BE TABLED). Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely due to a noticing error. She stated that Staff will schedule and re-notice the item for another Public Hearing date. 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 unanimously voted to close the public hearing and table the item indefinitely per Staff's recommendation, with a vote of 7-0-0.

20-0074Z 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 Modify the Development Standards and to Allow for an Indoor and Outdoor Amusement Facility, Located on the Southwest Corner of Virginia Parkway and Lake Forest Drive (REQUEST TO BE TABLED). Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely due to a noticing error. She stated that Staff will schedule and re-notice the item for another Public Hearing date. Chairman Cox opened the public hearing and called for comments. Ms. Carolyn Parker, 5014 Quail Ridge Drive, McKinney, TX, spoke in opposition to the request. She expressed concerns regarding holding outdoor events located so close to residential properties, noise levels, bright lights, increased traffic, overflow parking in the adjacent neighborhood, and decreased property values. On a motion by Commission Member Kuykendall, seconded by Commission Member Haeckler, the Commission voted unanimously to close the public hearing and table the item indefinitely per Staff's recommendation, with a vote of 7-0-0.

20-0003SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for McKinney Airport Center, Located on the Southwest Corner of Airport Drive and Harry McKillop Boulevard (County Road 546). Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed variance request to the site plan. She stated that the applicant was proposing to construct two office and warehouse buildings. Ms. Gibbon stated that the applicant was seeking a variance to allow living screening along a portion of the south and west property lines adjacent to single-family. She stated that since this proposed development is adjacent to single-family residential properties, the applicant is required to screen the proposed development. Ms. Gibbon stated that the applicant is requesting to utilize a living plant screen along the southern property line and a portion of the western property line. She stated that

although a living plant screen may be approved by the Director of Planning under certain conditions, the proposed living screening does not fall within the conditional parameters for approval. Ms. Gibbon stated that Staff is of the opinion that the proposed trees and evergreens shrubs will adequately screen and provide a softer screening effect to the proposed development from the adjacent single-family residential uses. She stated that Staff recommends approval of the variance request and offered to answer questions. Vice-Chairman Mantzey asked if there would be any fencing included in this area along with the proposed living screening. Ms. Gibbon stated that the applicant is requesting to utilize a living screen without any fencing. Vice-Chairman Mantzey asked about the current metal fencing shown on the landscaping plan. Ms. Gibbon stated that the current fencing was proposed to be removed. Vice-Chairman Mantzey asked about the long-term plans for the property to the south. Ms. Gibbon stated that Staff is of the opinion that the proposed landscaping would adequately screen the proposed development and does not have any concerns regarding the future development of this area. Commission Member Haeckler asked about the proposed landscaping and why certain areas appears to have more landscaping than other areas of the property. Ms. Gibbon stated that the larger trees in the cluster were existing trees that would remain on the property. She stated that the smaller trees on the landscape plan were proposed to be planted. Chairman Cox asked for clarification on the square footage proposed for the project. Ms. Gibbon stated that the building uses shown on the Staff Report section out Building A (5,097 square feet of office space) with a warehouse component (102,210 square feet) and Building B (3,717 square feet of office) with a warehouse component (120,168 square feet). Commission Member Haeckler asked if Staff had any noise concerns for the proposed uses. Ms. Gibbon stated that Staff did not have any concerns due to the

orientation of the buildings are in towards each other and the overhead doors would be facing inwards. The applicant was not present at the meeting. 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 unanimously voted to close the public hearing and approve the variance to the site plan as recommended by Staff, with a vote of 7-0-0.

20-0004SUP Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for Garage, Auto Repair Facility (Express Oil Change & Tire Engineers), Located on the East Side of Hardin Boulevard and Approximately 1,500 Feet South of U.S. Highway 380 (University Drive). Ms. Jennifer Arnold, Director of Planning for the City of McKinney, explained the proposed specific use permit (SUP) request for a garage, auto repair facility (Express Oil Change & Tire Engineers) on the subject property. She explained that the base zoning of the subject property is "C3" – Regional Commercial District, which requires that a specific use permit be granted for an auto repair facility. Ms. Arnold stated that Staff worked with the applicant to review the conditions of the site around the property. She discussed the zoning on the adjacent properties. Ms. Arnold stated that Staff reviewed the site layout for the proposed development. She stated that Staff felt that it was in accordance with the City's Development Standards. Ms. Arnold stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Mathias Haubert, 6017 Main Street, Frisco, TX, explained the proposed specific use permit (SUP). He stated that they were not requesting any variances. Mr. Haubert stated that no service bays would face the right-of-way and would be screened by landscaping. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member Doak, the

Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit (SUP) as recommended by Staff, with a vote of 7-0-0.

20-0066Z 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 Modify the Uses and Development Standards, Located on the Southeast Corner of Van Tuyl Parkway and Weiskopf Avenue. Ms. Danielle Mathews, Planner II for the City of McKinney, explained the proposed rezoning request for the Craig Ranch Corporate Center. She discussed the following items: current zoning on the subject property adjacent properties, and the proposed uses for the property. Ms. Mathews stated that Staff distributed four letters of support and one letter with concerns to the Commission prior to the meeting. She stated that Staff recommends approval of the property rezoning request and offered to answer questions. Commission Member Haeckler asked Staff to discuss the adjacent developments and the zoning for the vacant properties. Ms. Mathews explained the surrounding developments and zonings. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; Suite 300; McKinney, TX; explained the proposed rezoning request, stated that the adjacent property owners submitted letters of support for the request, requested a favorable recommendation, and 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 McCall, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Haeckler stated that the proposed layout generally complements the surrounding developments and fits the site nicely. Commission Member Doak thanked the applicant for addressing the area near the single-family development. Vice-

Chairman Mantzey stated that even with the single-family and multi-family developments being near, the Craig Ranch development continues being successful. He also thanked Staff for working on this request. Chairman Cox stated that this was a continuation of the project that has many hours put into it. He stated that McKinney is blessed to have this development, along with the rest of Craig Ranch. Commission Member Taylor concurred with Chairman Cox's comments. On a motion by Commission Member Doak, seconded by Commission Member Haeckler, the Commission unanimously voted to 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 November 3, 2020.

20-0073Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C3" - Regional Commercial District, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Tina Drive. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that given the site's location along State Highway 121 (Sam Rayburn Tollway) and the vision established for this area as part of the ONE McKinney 2040 Comprehensive Plan, Staff is of the professional opinion that the rezoning request is appropriate and will help to develop this portion of the tollway for regional commercial uses. Ms. Gibbon stated that a copy of the property owner notification that was sent to the property owners within the 200' buffer of the subject property and the written comments regarding this request that were received after the meeting packet was created were distributed to the Commission prior to the meeting. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey asked about the differences between the current and

proposed zoning for the property. Ms. Gibbon stated that the proposed zoning would place more specific use permit (SUP) requirements on the property whereas the current zoning would allow these uses. She mentioned additional uses that would be permitted under the proposed zoning. Vice-Chairman Mantzey asked about restrictions for the overlay district. Ms. Gibbon stated that the overlay district would allow for an increase in height of a 12-story building whereas the current zoning limits the building height to 50'. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; Suite 300; McKinney, TX; requested to address this request and the following agenda item at this time. He stated that Staff gave him a stack of letters of opposition from the adjacent neighborhood prior to the meeting. Mr. Roeder stated that he had previously reached out to the administration company that oversees the Avalon Homeowner's Association (HOA) seeking to contact the officers to discuss the proposed development. He stated that he had one or two interactions for the person running the HOA. Mr. Roeder stated that there were only a few letters of opposition at the time the meeting packet was created. He requested that this rezoning request and the 20-0006SUP request be tabled indefinitely to allow them the opportunity to work with the neighbors. Chairman Cox thanked Mr. Roeder for being willing to speak with the neighbors about their concerns prior to moving forward with the requests. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the letters of opposition that were distributed prior to the meeting were received after the packet was created on Friday. Commission Member Kuykendall inquired about the process going forward on these cases. Ms. Gibbon stated that the public hearing is still open, which will allow people to make comments on the requests. She stated that the items would be tabled indefinitely due to the applicant's request. Ms. Gibbon stated that both items would be noticed and go back through the meeting process again. Commission

Member Kuykendall stated that it would allow another opportunity for more residents to come in the speak on the requests during the future meeting. Chairman Cox opened the public hearing and called for comments. Ms. Amanda Robertson, 4200 Talbot Lane, McKinney, TX, stated that she was on the Avalon HOA Board. She stated that there were two meetings schedule with the applicant to discuss the project; however, they backed out of both meetings. Ms. Robertson stated that the second meeting they scheduled was also cancelled last minute. She stated that she opposes this request and the following request #20-0006SUP. Mr. Jonathan Worley, 4504 Wombley Court, McKinney, TX, stated that he and his wife oppose this request. He stated that they are very concerned about the proposed development. Mr. Worley stated that a lot of the letters of opposition came from his neighborhood. Ms. Susie West, 4500 Evanshire Way, McKinney, TX, stated that she inquired what might be developed around the neighborhood prior to purchasing her property in 2005. She stated that she was told that it would be uses appropriate for the neighborhood like what they have in Craig Ranch. Ms. West stated that she objects to having warehouses, rental car lots, and other uses at located on this property that would make their neighborhood look bad. She would like to see little shops and uses that would completement the neighborhood. Commission Member Kuykendall stated that she appreciates the applicant's wiliness to listen to the residents and the residents coming together. She stated that her hope was that applicant would have contact information for the people who submitted comments on the requests to allow them to communicate. Ms. Arnold stated that the contact information recorded for the online public comments on these cases would be available through public records and would be shared with the applicant. Commission Member Kuykendall stated that it is good to see when people are willing to work together. On a motion by Commission Member Kuykendall, seconded

by Commission Member McCall, the Commission closed the public hearing and tabled the item indefinitely per the applicant's request, with a vote of 7-0-0.

20-0006SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Warehouse Uses, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Tina Drive. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, stated that during the consideration of 20-0073Z the applicant requested to table this item indefinitely. She stated that Staff will renote the rezoning and specific use permit (SUP) when the applicant is ready to move forward. Ms. Gibbon offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Ms. Annett Worley, 4505 Wembley Court, McKinney, TX, turned in speaker cards in opposition of the proposed rezoning request; however, did not wish to speak during the meeting. On a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and table the item indefinitely per the applicant's request, with a vote of 7-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

On a motion by Commission Member Doak, seconded by Commission Member McCall, 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 7:03 p.m.

BILL COX
Chairman