

Draft Planning and Zoning Commission Meeting Minutes of December 8, 2020:

20-0109Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Single Family Residential, Multi-Family Residential, and Commercial Uses, Located on the South Side of County Road 943 (Future Wilmeth Road) and the East and West Sides of Hardin Boulevard. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that the applicant provided a zoning exhibit that shows the property being split into six tracks. Ms. Gibbon discussed the six proposed tracks. She stated that given the size and scale of the subject properties, the development should make a significant positive impact to achieving different housing products and commercial developments as well as infrastructure development and connections for the City. Ms. Gibbon stated that Staff is of the opinion that the proposed rezoning request should create a quality development that will blend well with the surrounding single-family residences and commercial developments. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Haeckler asked who would be responsible for extending Wilmeth Road. Ms. Gibbon stated that Wilmeth Road is currently a Capital Improvements Plan (CIP) project. Ms. Jennifer Arnold, Director of

Planning for the City of McKinney, stated that the City has plans to construct Wilmeth Road; however, depending on the timing for this development and the timing for the City developing the road would determine who would be developing the road. Chairman Cox stated that this request was only regarding the zoning for the property, which detailed the uses for the property. He asked Staff to explain some of the additional processes that would be required if the proposed zoning was approved. Ms. Gibbon briefly discussed the site plan, preliminary-final plat, and record plat processes that would then be required to develop the property. Mr. Tom Woliver, Oxland Advisors, LLC, 5700 Tennyson Parkway, Plano, TX, explained the proposed rezoning request and gave a presentation. He stated that the subject property was a significant tract of land. Mr. Woliver explained the vision and a brief history of the process for the master planned community planned for the site. He talked about the proposed trails for the property. Mr. Woliver discussed their proposed schedule for submittals with the City and the development timeline. He stated that the proposed Grand Opening was planned for Fall of 2022. Mr. Woliver offered to answer questions. Commission Member Doak asked if they had any similar developments that they were currently working on in the US. Mr. Woliver stated that at his previous employer he took City Staff out to two projects, Pecan Square in Northlake, TX and Harvest in Argyle, TX. He stated that he has done this in Austin, TX, Houston, TX, and various places across the Metroplex. Chairman Cox opened the public hearing and called for comments. Mr. Michael Bevan, 3708 Buchanan Street, McKinney, TX, stated that he lives just south of the proposed tract 4. He expressed concerns that the applicant was proposing to eliminate the greenbelt near

his property and how it could affect the wildlife. Mr. Bevan stated that his neighbor has a wrought iron fence so he could see the wildlife. He stated that he liked all the trails that Mr. Woliver mentioned during this presentation. Mr. Bevan requested that the greenbelt behind his property be preserved and they include a trail as well. He stated that it would enhance both communities. Mr. Bevan stated that he was not averse to development. Mr. Bennett Ayers, 3712 Buchanan Street, McKinney, TX, concurred with Mr. Bevan's comments. He expressed concerns that the proposed development of tract 4 would come right up against their backyards. Mr. Ayers stated that the applicant's slogan is 'Natural is the new luxury'. He requested a preservation of the greenbelt area located behind his property. Mr. Ayers stated that he would like to see some trails in that area as well. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey asked Staff to discuss the setbacks between subdivisions. Ms. Gibbon stated that there would not be a built-in buffer since it would be two adjacent residential developments. She discussed the proposing rear yard setbacks for that area. Alternate Commission Member Woodruff asked about a common area. Ms. Gibbon explained the current zoning and 25' rear yard setbacks. Chairman Cox asked if Mr. Woliver or his team would be willing to try to come up with a solution to address the resident's concerns for the tract 4 area that backs up to their properties. Mr. Woliver stated that he wants to be a good neighbor and was willing to meet with them to try to come up with a solution. He stated that his team has walked the entire perimeter of the property. Vice-Chairman Mantzey stated that

this was one of the better presentations that the Commission has seen on a lot development in some time. He stated that it shows a lot of consideration that went into the plan. Vice-Chairman Mantzey stated that it was great to hear the notes of bringing the nature into the residential area and preserving the floodplain area with the natural and hiking trails. He stated that it was a highly impressive presentation. Vice-Chairman Mantzey stated that taking on this much land was work within itself. He appreciated everything the applicant had put into the proposed development so far. Commission Member Doak stated that the proposal and the thought that went into the trail system and how it connects into the City's park system was amazing. He stated that this is a very impressive master plan community. On a motion by Commission Member Doak, seconded by Commission Member Taylor, the Commission unanimously voted to recommend approved 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 January 5, 2021.