

PLANNING AND ZONING COMMISSION

FEBRUARY 14, 2023

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, February 14, 2023 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Russell Buettner, Steve Lebo, Charles Wattley, Scott Woodruff, and Aaron Urias - Alternate

Alternate Commission Member Present; however, did not participate in the meeting: Eric Hagstrom

Commission Members Absent: Bry Taylor

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; Planners Jake Bennett, Araceli Botello, and Roderick Palmer; and Administrative Assistant Terri Ramey

There were 14 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 Agenda. The Commission unanimously approved the motion by Commission Member Woodruff, seconded by Commission Member Wattley, to approve the following Consent item per Staff's revision recommendations, with a vote of 7-0-0.

23-0071 Minutes of the Planning and Zoning Commission Regular Meeting of January 24, 2023

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212. The Commission unanimously approved the motion by Vice-

Chairman Mantzey, seconded by Commission Member Lebo, to follow Staff's recommendations on the following five plat requests, with a vote of 7-0-0.

- 22-0192PF2** Consider/Discuss/Act on a Preliminary-Final Plat for City Park Place Addition, Located on the Northeast Corner of Stacy Road and McKinney Ranch Parkway
- 23-0013FP** Consider/Discuss/Act on a Final Plat for Lots 1-7, Block A of the McKinney 380 North Retail Addition, Located on the North Side of University Drive (U.S. Highway 380) and Approximately 800 Feet West of Hardin Boulevard
- 23-0015FP** Consider/Discuss/Act on a Final Plat for the Willow Wood Phase 8 Addition, Located on the South Side of County Road 278 and approximately 2,400 feet East of McDonald Road (Highway 5)
- 23-0019CVP** Consider/Discuss/Act on a Conveyance Plat for Rose City Addition, Located on the North Side of U.S. 380 and approximately 900 Feet East of Lake Forest Drive
- 23-0021PP** Consider/Discuss/Act on a Preliminary Plat for Parcel 813A - Phase II, Located South of Eldorado Parkway and Approximately 1,105 Feet West of Custer Road

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212

Chairman Cox called for the consideration of the Regular Agenda Items and Public Hearings.

- 22-0019SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Self-Storage Facility (Best Box), Located Approximately 275 Feet East of Custer Road and on the South Side of Silverado Trail

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed Specific Use Permit request to allow a self-storage facility on the subject property. He stated that the online citizen comments were shared with the Commission prior to the meeting. He stated that it is Staff's professional opinion that the proposed self-storage

facility will not have adverse impacts on the surrounding properties and recommends approval of the request. Mr. Bennett offered to answer questions. Commission Member Woodruff asked if the garage openings would face the middle drive aisle that faces the two buildings. Mr. Bennett said yes. He stated that there would also be some interior temperature-controlled units. Mr. Bennett stated that access to the units would be from the loading zone area. Commission Member Woodruff asked if there would be access from the adjacent residential properties. Mr. Bennett said no. Mr. Casey Gregory, Sanchez and Associates, 2000 N. McDonald Street, McKinney, TX, explained the proposed request. He briefly spoke about Best Box. He offered to answer questions. Commission Member Lebo asked if this would be a gated property. Mr. Gregory stated that three gates were proposed on the site. He stated that the proposed fire lanes would not be open to the public. Commission Member Woodruff asked about the existing screening wall to the east. Mr. Gregory stated that they did not plan to do anything to that wall. He stated that they plan to plant trees and bushes along the landscape buffer. Commission Member Lebo asked how many units were proposed. Mr. Gregory stated that there was not an exact number of units proposed at this time. Commission Member Buettner asked who would have access to the three gates. Mr. Gregory stated that the staff, fire department, and customers. Chairman Cox stated that the property would be gated to prevent any cut-through traffic. Vice-Chairman Mantzey asked if the frontage along Custer Road was being saved for retail uses. Mr. Gregory thought that another request had been submitted for that property for a medical-type use. Commission Member Lebo asked if the gate codes would be changed quarterly. Mr. Gregory was unsure of the company's policy was on changing the gate codes. Chairman Cox opened the public hearing and called for comments. Ms. Yuma Bham, 8821 Tutbury Place, McKinney, TX, spoke in opposition to the request. She expressed concerns regarding the following: another self-storage located nearby, increased criminal activity, increased traffic, bright lights, safety of the neighborhood children, detract from the visual appeal of the adjacent residential community, and decrease property values. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey stated that the City received a number of comments from neighboring residential property owners voicing

their concerns. He did not feel it was the Commission place to determine whether there was enough of a particular use in an area. Vice-Chairman Mantzey stated that the City has a lighting ordinance to address lighting concerns on the property. He stated that a self-storage development will not have as much traffic as a retail shopping center at the same location. Vice-Chairman Mantzey felt that the proposed single-story building with screening on a narrow lot would not be very visible. He stated that a self-storage development tends to be a quiet neighbor. Vice-Chairman Mantzey felt that the self-storage use was more compatible than other "C3" – Regional Commercial District uses. He was in support of the request. Commission Member Woodruff concurred with Vice-Chairman Mantzey's comments. He felt it would be a good buffer to the future development along Custer Road. Commission Member Woodruff stated that he was in favor of the request. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to recommend approval of the proposed request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the March 7, 2023 meeting.

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0022SUP3 Permit to Allow for Telecommunications Tower Uses, Located on the South Side of Collin McKinney Parkway and Approximately 1,250 Feet East of Piper Glen Road

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, distributed a citizen comment in support of the request to the Commission prior to the meeting. She explained the proposed Specific Use Permit request to allow for a 115' monopole with a 4' lightning rod telecommunication structure and a 6' masonry screening wall with evergreen shrubs around the proposed tower and associated ground equipment. Ms. Sheffield stated that the applicant is requesting to reduce the setback requirement from 115' to approximately 30' on the property. She stated that the proposed tower would be located approximately 230' from the nearest residential structure. Ms. Sheffield briefly spoke about the Telecommunications Act of 1996. She stated that Staff is supportive of the proposed setback reduction and recommended approval of the request. Ms. Sheffield offered to answer questions. There were none. Mr. Jay Grogan, 2808 Fairmount, Dallas, TX,

explained the proposed request, concurred with the Staff Report, and offered to answer questions. Commission Member Woodruff asked if the Salesmanship owns the property. Mr. Grogan said yes, through a different entity. Vice-Chairman Mantzey asked how far the proposed tower would serve. Mr. Grogan stated that it would cover the normal range and estimated approximately 1 ½ miles. Vice-Chairman Mantzey asked if it would cover the Craig Ranch Corporate Office Center. Mr. Grogan said yes. Chairman Cox opened the public hearing and called for comments. There was none. On a motion by Commission Member Lebo, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing and recommend approval of the proposed request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the February 21, 2023 meeting.

22-0145Z 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, Located on the Northeast Corner of Carlisle Street and Virginia Parkway

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request and the zoning history of the property. He stated that Staff was unable to offer a favorable recommendation for the request due to the proposed density. Mr. Bennett offered to answer questions. Vice-Chairman Mantzey and Mr. Bennett discussed the history of the previous rezoning request for this site at a City Council meeting held almost a year ago. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed rezoning request and history of the property. He offered to answer questions. Commission Member Buettner asked about the view from the surrounding properties if the height of the proposed project was increased to 55'. Mr. Roeder stated that the property was surrounded by churches and an apartment development that was approximately 40 years old. He stated that they had not received any comments from the surrounding properties that the increase height would create an adverse impact. Mr. Roeder stated that they had completed a traffic study. He stated that it showed that increasing the number of units to 172 would increase traffic by 19 vehicles during morning peak hours and increase traffic by 22 vehicles during

night peak hours. Commission Member Woodruff asked about the dollar range for the type of employees that would live at the proposed development. Mr. Tom Huth, Palladium USA, 13455 Noel Road, Dallas, TX, discussed the rent structure with 60% of the area median income (AMI) for the proposed development. He stated that they were only asking for a small increase in density. Commission Member Lebo asked to see a rendering of the project. Mr. Roeder shared a copy and stated that the Commission's decision should not be based upon it. He stated that you would never expect it to be a workforce housing project. Vice-Chairman Mantzey asked about the setbacks for the project along Virginia Street. Mr. Roeder stated that the requirement was 20' however, they proposed setbacks over 50'. Commission Member Woodruff asked about the relationship with the McKinney Housing Authority and this project. Mr. Roeder stated that a memorandum of understanding with the McKinney Housing Finance Corporation was currently being negotiated. He described how it typically structure on similar projects. Commission Member Lebo asked about the proposed fencing. Mr. Roeder stated that the last Development Regulations states that a 6' tall masonry fence would be installed along rear and side property lines. Chairman Cox opened the public hearing and called for comments. Ms. Hilda Farr, 1409 Sanctuary Lane, McKinney, TX, asked about the distance of the proposed structures from the Grace Fellowship of McKinney church to the north of the project. She preferred a three-story development instead of four-stories. Ms. Farr stated that it would tower over their church. Mr. David Craig, Craig International, 6850 TPC Drive, McKinney, TX, stated that this project would make a difference in our community. He talked about the importance of affordable housing and the quality of the proposed product. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission voted to close the public hearing, with a vote of 7-0-0. Mr. Roeder stated that the closes building would be approximately 85' from the property line. He stated that there would be a 10' landscape buffer, a row of parking, fire lane, row of parking, sidewalks, et cetera before the buildings start. Commission Member Wattley asked about the entrances to the property. Mr. Roeder stated that there would be two entrances. He stated that the main entrance would be off Carlisle Street and the secondary entrance would be off Virginia Parkway. Vice-Chairman Mantzey discussed the project request and how a similar request was heard about a year ago by City Council.

He stated that it is a needed product. Vice-Chairman Mantzey preferred three-stories over four-stories. He stated that the traffic study didn't show much difference with the increase in density. Vice-Chairman Mantzey stated that there were not a lot of options to build workforce housing in areas not located next to residential developments. He was in support of the proposed request with City Council making the final decision. Commission Member Woodruff concurred with Vice-Chairman Mantzey's comments. He talked about how hard it was to develop affordable housing. Commission Member Woodruff was in favor of the request to increase the density. Commission Member Wattley saw a need for the affordable housing. He has concerns about the proposed density and height of the project and the increase in traffic along Virginia Parkway. Chairman Cox discussed the need for affordable housing. He stated that this is an excellent location for it. Chairman Cox was in support of the proposed request. Commission Member Buettner did not feel that the height differences at this location were relevant. He was in support of the proposed request. On a motion by Commission Member Woodruff, seconded by Vice-Chairman Mantzey, the Commission voted to recommend approval per the applicant's request with the special ordinance provisions listed in the Staff Report, with a vote of 6-1-0. Commission Member Wattley voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the March 7, 2023 meeting.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox called for Public Comments regarding matters not on the agenda. There were none.

Chairman Cox called for Commission or Staff comments. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, welcomed Mr. Roderick Palmer, a new Planner I for the City of McKinney.

On a motion by Alternate Commission Member Lebo, seconded by Commission Member Woodruff, 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.

The video recording of the meeting is available online through the City of McKinney video archives.

BILL COX
Chairman