

## PLANNING AND ZONING COMMISSION

MARCH 10, 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, March 10, 2020 at 6:00 p.m.

City Council Present: Charlie Philips and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, and Bry Taylor

Commission Members absent: Cam McCall

Staff Present: Assistant Director of Planning Mark Doty; Planner II Danielle Mathews; Planners David Soto, Kaitlin Gibbon, and Joseph Moss; and Administrative Assistant Terri Ramey

There were 12 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.

The Commission unanimously approved the motion by Commission Member Doak, seconded by Commission Member Haeckler, to approve the following two Consent items, with a vote of 6-0-0.

**20-0234** Minutes of the Planning and Zoning Commission Regular Meeting of February 25, 2020.

**20-0001CP** Consider/Discuss/Act on a Concept Plan for Enterprise, Located Approximately 300 Feet West of Custer Road and 1200 Feet South of U.S. 380 (University Drive).

END OF CONSENT AGENDA

The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Commission Member Taylor, to approve the following four Plats under Texas Local Government Code Chapter 212 as recommended by Staff, with a vote of 6-0-0.

**20-0023CVP** Consider/Discuss/Act on a Conveyance Plat for Lots 1-3, Block B of the

HICO Acres Addition, Located Approximately 385 Feet East of Alma Road and on the South Side of Silverado Trail.

**20-0024PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-15, Block E, of the Provence Townhome Addition Phase 2, Located Approximately 780 Feet West of Alma Road and on the South Side of Renaissance Boulevard.

**20-0025PFR** Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R1 and 3R, Block A, of Skyline-University Addition, Located on the North Side of U.S. Highway 380 (University Drive) and on the East Side of Skyline Drive.

**20-0029PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A of the Montessori School of Excellence Addition, Located on the East Side of County Road 943 and approximately 750 Feet North of Ryeland Cove.

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.

Board Member Taylor stepped down on the following Regular Agenda item due to a possible conflict of interest.

**20-0005Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, to Allow for Single Family Residential Detached Uses and Generally to Modify the Development Standards, Located Approximately 3,075 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Lake Forest Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the rezoning request was using a modified "SF5" – Single Family Residential District development standards with the exception of the mean lot size of 6,500 square feet and median lot size of 6,000 square foot. He stated that the proposal also provides approximately 7.5 acres of open space, trails connections, additional

trees, and additional landscaping at the entrance of the subdivision. Mr. Soto stated that it was Staff's professional opinion that the rezoning request would offer a variety of homes in McKinney and would complement the adjacent existing and future land uses. He stated that the additional enhancements would ensure exceptional quality for the development. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Haeckler asked for lots sizes of the surrounding developments and the number of lots proposed for this site. Mr. Soto stated that to the south and west of the subject property there is a "PD" – Planned Development that has a minimum lot size of 6,000 square feet. He stated that to the east of the subject property there is "SF5" – Single Family Residential District. Mr. Soto stated that the church has "RS 84" – Single Family Residence District. He stated that the applicant was proposing 72 lots for this site. Mr. Rich Darragh, Leon Capital Group, 3500 Maple Avenue, Dallas, TX, explained the proposed rezoning request. He stated that they were staying in context to the surrounding neighborhoods and gave proposed space limits as examples. Mr. Darragh stated that they felt this was the highest, best use for the subject property with the narrow property size and floodplain to the north. He stated that they would be a connections to the Brookview subdivision to the west and Lake Forest Drive to the east. Mr. Darragh stated that they spoke with the Brookview HOA, who were fine with the proposed development. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Mr. Jared Wright, 710 Cedar Street, McKinney, TX, spoke in opposition to the proposed rezoning request. He expressed concerns regarding the revenue and expenses created by the proposed development. Mr. Wright felt that it would be financially better off not developing the property that the proposed use. He stated that the proposed development would create a significant financial burden in the future. Mr.

Wright stated that to achieve housing growth in a financially sustainable manner, the City should instead allow incremental development by right on the existing infrastructure. Mr. Bill Fitzgerald, 821 Hillside Drive, McKinney, TX, expressed concerns regarding environmental issues. He stated that there was a retention area behind his property, which backs up to the south of the proposed development, and a creek that he thought was part of the watershed. Mr. Fitzgerald stated that they currently deal with a lot of trash that comes down the creek and questioned how the proposed development might impact the creek. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the Commission closed the public hearing, with a vote of 5-0-1. Commission Member Taylor abstained. Commission Member Haeckler asked about the flood plain to the north and when a hydrology analysis would be reviewed. Mr. Soto stated that the City's Engineering Department will look at the floodplain study and the City's Arborist will look into the existing trees on the property during the platting phase. On a motion by Commission Member Haeckler, seconded by Vice Chairman Mantzey, the Commission voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 5-0-1. Commission Member Taylor abstained. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the April 7, 2020 City Council meeting.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Board Member Taylor returned to the meeting.

On a motion by Commission Member Haeckler, seconded by Commission Member Doak, the Commission unanimously voted to adjourn the meeting, with a vote of 6-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:25 p.m.

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BILL COX  
Chairman