

PLANNING AND ZONING COMMISSION

DECEMBER 8, 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, December 8, 2020 at 6:00 p.m.

City Council Present: Mayor George C. Fuller, Rick Franklin, and Charlie Philips

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

Alternate Commission Member Charles Wattley was present; however, did not participate in the meeting.

Commission Members absent: Cam McCall

Staff Present: Assistant Director of Planning Jennifer Arnold; Planner IIs Kaitlin Gibbon and Danielle Mathews; Planner Joseph Moss; and Administrative Assistant Terri Ramey

There were approximate 15 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 Information Sharing item. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, briefly discussed the Director's Report.

20-1071 Director's Report (November 2020).

Chairman Cox called for the Consent Agenda.

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.

20-1072 Minutes of the Planning and Zoning Commission Regular Meeting of November 10, 2020.

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 Haeckler, to approve the following six plats as recommended by Staff, with a vote of 7-0-0.

20-0151CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A of the MCK22FG Addition, Located on the Northwest Corner of Henneman Way and Meyer Way.

20-0152CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A of the MCK20IJ Addition, Located at the Northwest Corner of State Highway 121 and Grand Ranch Parkway.

20-0156CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1-6, Block A, of the District 121 Addition, Located on the Northeast Corner of State Highway 121 and Alma Road.

20-0157PF Consider/Discuss/Act on a Preliminary-Final Plat for the District 121 Addition, Located on the Northeast Corner of State Highway 121 and Alma Road.

20-0158PF Consider/Discuss/Act on a Preliminary-Final Plat for the McKinney Hardin Addition, Located on the Southwest Corner of Hardin Boulevard and McKinney Ranch Parkway.

20-0159CVP Consider/Discuss/Act on a Conveyance Plat for Lots 2R, 3 through 6, Block A of the Hardin Crossing Addition, Located at the Southwest Corner of Virginia Parkway and Hardin Boulevard.

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.

20-0007SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Indoor Amusement Uses, Located at 101 North

McDonald Street (REQUEST TO BE TABLED). Ms. Kaitlin Gibbon, Planner II for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the January 12, 2021 Planning and Zoning Commission meeting due to notification signs not being posted on the subject property on the timeframe required by the Zoning Ordinance. She 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 Doak, the Commission unanimously voted to continue the public hearing and table the item until the January 12, 2021 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 7-0-0.

20-0009SUP Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for a Self-Storage Facility (Davis Group Storage), Located 900 Feet North of White Avenue and Approximately 270 Feet East of Hardin Boulevard (REQUEST TO BE TABLED). Mr. Joe Moss, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely. He 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 Commission Member Haeckler, seconded by Commission Member Kuykendall, 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.

20-0008SUP Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window (Popeye's), Located on the South Side of Eldorado Parkway and Approximately 395 Feet West of Hudson Crossing. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed specific use

permit (SUP) request. He offered to answer questions. There were none. Mr. Matt Moore, Claymoore Engineering, 301 S. Coleman, Prosper, TX, concurred with the Staff Report 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 Commission Member Doak, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Haeckler has questions regarding utility vault. Mr. Moss stated the utility vault would be relocated to accommodate the right turn lane and would be evaluated further with the site plan process by the city engineering staff. On a motion by Commission Member Doak, seconded by Alternate Commission Member Woodruff, the Commission unanimously voted to recommend approval of the proposed specific use permit 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.

20-0118Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located on the Southwest Corner of Justice Road and U.S. Highway 75 (Central Expressway). Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed rezoning request for a new Public Works facility. She offered to answer questions. There were none. Mr. William Moore, Quorum Architects, 825 W. Vickery Boulevard, Ft. Worth, TX, called in to participate in the meeting. He explained the proposed rezoning request 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 Commission Member Haeckler, seconded by Vice-Chairman Mantzey, the Commission unanimously voted 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 January 5, 2021.

20-0067Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1105 West University Drive. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed rezoning request. She offered to answer questions. There were none. Mr. Bruce Chen, John & Vincent Investment, LLC, 14134 Susana Lane, Frisco, TX, called in to participate in the meeting. He explained the proposed rezoning request 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 Alternate Commission Member Woodruff, the Commission unanimously voted 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 January 5, 2021.

20-0098Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1005 West

University Drive. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed rezoning request. She offered to answer questions. There were none. Mr. Bruce Chen, John & Vincent Investment, LLC, 14134 Susana Lane, Frisco, TX, called in to participate in the meeting. He explained the proposed rezoning request 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 Haeckler, the Commission unanimously voted 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 January 5, 2021.

20-0108Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located at 2462 E. University Drive. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed rezoning request. She offered to answer questions. There were none. Mr. Matt Moore, Claymoore Engineering, 301 S. Coleman, Prosper, TX, concurred with the Staff Report and offered to answer questions. There were none. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member Kuykendall, the Commission unanimously voted 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 January 5, 2021.

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 Spring 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 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.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

On a motion by Commission Member Haeckler, seconded by Commission Member Kuykendall, 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 7:05 p.m.

BILL COX
Chairman