

PLANNING AND ZONING COMMISSION

NOVEMBER 27, 2018

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, November 27, 2018 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Richard Franklin - Alternate

Commission Member Absent: Pamela Smith

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Samantha Pickett; Planner II Aaron Bloxham; Planners David Soto, Derrick Rhys Wilson, and Kaitlin Gibbon; and Administrative Assistant Terri Ramey

There were approximately 10 guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

The Commission unanimously approved the motion by Alternate Commission Member Franklin, seconded by Commission Member McCall, to approve the following four Consent items.

18-1013 Minutes of the Planning and Zoning Commission Regular Meeting of November 13, 2018.

18-0233CVP Consider/Discuss/Act on a Conveyance Plat for Lots 2R & 3, Block A, of Southern Hills at Craig Ranch Commercial Addition, Located Approximately 200 Feet North of State Highway 121(Sam Rayburn Tollway) and on the West Side of Craig Ranch Parkway.

18-0269PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of SGI United Addition, Approximately 300 Feet West of Alma Road and on the South Side of Stacy Road.

18-0102SP Consider/Discuss/Act on a Site Plan for McKinney Fire Station Number 10, Located on the North Side of County Road 228 and Approximately 700 Feet West of County Road 206.

END OF CONSENT

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

18-0131Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Approximately 730 Feet West of McKinney Ranch Parkway and on the South Side of Stacy Road. Mr. Derrick Rhys Wilson, Planner for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone from "PD – Planner Development District to "SO" – Suburban Office District. He stated that Staff is of the opinion that the proposed rezoning request aligns with the new Comprehensive Plan. Mr. Wilson stated that Staff recommends approval and offered to answer questions. There were none. Mr. Kevin Patel, Triangle Engineering, 1784 W. McDermott Drive, Allen, TX, concurred with the Staff Report, briefly explained the proposed rezoning request, and distributed three preliminary drawings. He stated that the subject property is a leftover piece from a subdivision. Mr. Patel stated that they felt there was a demand for office uses in this market. He stated that they were planning to build two office buildings that would be approximately 7,000 square feet each and that they would need to go through the site plan process. Mr. Patel stated that the buildings might look similar to the handouts that he distributed to the Commission Members at the meeting. Commission Member Haeckler asked how usable the subject property is with the 20' sanitary sewer easement that runs down the length of the property. Mr. Patel stated that they plan to have the fire lane located above the easement. He stated that the two buildings would be located between the easement and the eastern property line. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Doak, seconded by Commission Member

McCall, the Commission unanimously voted to close the public hearing. On a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the December 18, 2018 City Council meeting.

18-0137Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally for Single Family Residential Uses, Located Approximately 975 Feet East of Independence Parkway and on the North Side of Virginia Parkway. Mr. Aaron Bloxham, Planner II for the City of McKinney, explained the proposed zoning request. He stated that the City is requesting to zone the subject property to "PD" – Planned Development District. Mr. Bloxham stated that the proposed "PD" – Planned Development District is intended to match the existing adjacent single family residential zoning. He stated that D.R. Horton requested that the City annex and zone the subject property as part of a development agreement to trade land between the City and D.R. Horton. Mr. Bloxham stated that Staff recommends approval and offered to answer questions. Commission Member McCall wanted to clarify whether or not the subject property had already been annexed into the City. Mr. Bloxham stated that it has not and this zoning is in association with Annexation Case 18-0001A that is going before City Council. Alternate Commission Member Franklin asked about the possible location of the residential lots on the subject property. Mr. Bloxham felt that they could fit 2-3 houses on the property that would back up to Virginia Parkway. Chairman Cox asked if part of the property would be used to increase the size of the park. Mr. Bloxham said not in this neighborhood. He stated that D.R. Horton owns the Highlands at Westridge, located to the east of the subject property,

where a school and park is being developed. Mr. Bloxham stated that land D.R. Horton is proposing to trade is located in the southeast section of that park. 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 recommend approval of the proposed zoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the December 18, 2018 City Council meeting.

17-268PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R, Block A, Seay Addition, Located Approximately 365 Feet North of Virginia Parkway and on the West Side of North Ridge Road. Mr. David Soto, Planner for the City of McKinney, explained the proposed preliminary-final replat request. He stated that the applicant is proposing to replat a portion of one lot, approximately 3.02 acres, for office uses. Mr. Soto stated that the applicant had met all of the requirements of the Subdivision Ordinance. He stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if the applicant had met all of the City's rules and regulations regarding the proposed preliminary-final replat as mentioned in the letter received by Sanchez & Associates. Mr. Soto stated that it did meet all of the City's platting standards. Mr. Brian Wade, R.L. Goodson Jr., Inc., 12001 N. Central Expressway, Dallas, TX, concurred with the Staff Report and offered to answer questions. Chairman Cox asked about the possible uses for the property. Mr. Wade stated that the land owner is proposing to build a medical office building on the subject property. 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 Franklin, the Commission voted unanimously to close the public hearing and approve the proposed preliminary-final replat as recommend by Staff. Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for this preliminary-final replat.

18-0244PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 2R and 3, Block D of McKinney Industrial Park No. 2, Located Approximately 1,280 South of Industrial Boulevard and on the West Side of FM 546. Mr. Derrick Rhys Wilson, Planner for the City of McKinney, explained the proposed preliminary-final replat request. He stated that the applicant is proposing to replat one existing lot (Lot 2) into two lots (Lots 2R and 3) for industrial uses. Mr. Wilson stated that Staff have no objections and recommends approval of the proposed preliminary-final replat as conditioned in the Staff Report. He offered to answer questions; however, there were none. Mr. Peyton McGee, Kimley-Horn, 13455 Noel Road, Dallas, TX, concurred with the Staff Report. Chairman Cox asked about the possible uses for the property. Mr. McGee stated that it would be phase one of an industrial park that is proposed in the area. He stated that it would be two buildings as this point with possible future expansion. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member Kuykendall, the Commission closed the public hearing and approved the proposed preliminary-final replat as recommend by Staff. Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for this preliminary-final replat.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Commission Member Kuykendall stated that Volunteer McKinney is sponsoring Santa on the Square starting on Saturday, December 1, 2018 in Downtown McKinney

where Santa will take photographs with the children and hear what they want for Christmas.

Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:20 p.m.

BILL COX
Chairman