

## PLANNING AND ZONING COMMISSION

JULY 11, 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, July 11, 2023 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Bry Taylor, Charles Wattley, Scott Woodruff, Eric Hagstrom – Alternate, and Aaron Urias – Alternate

Commission Members Absent: Vice-Chairman Brian Mantzey, Russell Buettner, and Steve Lebo

Capital Improvements Advisory Committee Member Present; however, did not participate in the meeting: Steve Wilson

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

There were approximately 25 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. Director of Planning Jennifer Arnold gave a brief presentation. No action was taken.

**23-0539** Director's Report.

END OF INFORMATION SHARING ITEM

Chairman Cox called for the consideration of the Consent Items. On a motion by Commission Member Woodruff seconded by Alternate Commission Member Hagstrom, the Commission unanimously voted to approve the following Consent Item, with a vote of 6-0-0.

**23-0540** Minutes of the Planning and Zoning Commission Regular Meeting of June 27, 2023.

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212. On a motion by Commission Member Woodruff, seconded by Commission Member Wattley, the Commission unanimously voted to conditionally approve the five plat requests as recommended by Staff, with a vote of 6-0-0.

**23-0126FP** Consider/Discuss/Act on a Final Plat for Trinity Falls Planning Unit 6 Phase 1 Addition, Located West of Trinity Falls Parkway and Approximately 2,760 Feet South of County Road 281.

**23-0127FP** Consider/Discuss/Act on a Final Plat for Lot 1, Block A, of the Amanov Addition, Located Approximately 2900 feet East of FM 1827 and on the South Side of U.S. Highway 380.

**23-0132PP** Consider/Discuss/Act on a Preliminary Plat for Highland Lakes Phase 5, Located Approximately 960 Feet West of County Road 163 (Future Ridge Road) and on the North Side of Bloomdale Road.

**23-0133R** Consider/Discuss/Act on a Replat for Fossil Creek at Westridge Phase 1, Lots 1-5R and Common Area B3, Block B, Located on the Northeast Corner of Virginia Parkway and Forkhorn Drive.

**23-0135FP** Consider/Discuss/Act on a Final Plat for Aster Park, Phase 1B2 Addition, Located Approximately 3700 feet North of FM 1461 and Approximately One Mile East of FM 2478.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212

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

**23-0037Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "R5" - Residential District, Generally to allow Single Family Residential Uses, Located at 504 South Tennessee Street.

Jake Bennett, Planner I for the City of McKinney, gave a presentation and explained the request. He stated that Staff recommends approval of the request. The

applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the August 1, 2023 meeting.

**23-0039Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RED-1" - Residential Estate District to "TR1.8" - Townhome Residential District and "R6" - Residential District, Located at 105 South West Park Drive.

Jake Bennett, Planner I for the City of McKinney, gave a presentation and explained the request. He stated that Staff recommends approval of the request. Copies of online comment forms were distributed to the Commission prior to the meeting. Elias Rodriguez, 447 Timberline Drive, Duncanville, TX, explained the request. Wissam Khazem, 1200 Hideaway Court, Cedar Hill, TX, also explained the request. Chairman Cox opened the public hearing and called for comments. The following six residents asked questions, expressed concerns, and spoke in opposition to the request.

1. Johnny Airhart, 107 Peachtree Lane, McKinney, TX
2. Carol Self, 104 Peachtree Lane, McKinney, TX
3. Juan Rodriguez, 201 Westpark Drive S, McKinney, TX
4. Jillian Culbreth, 103 Westwood Circle, McKinney, TX
5. Denise Benedict, 219 Westpark Drive S, McKinney, TX
6. Gayle Ledbetter, 211 Westpark Drive S, McKinney, TX

The following seven residents filled out speaker's cards in opposition to the request; however, did not wish to speak during the meeting.

1. Mary Ann Dowell, 106 Westwood Circle, McKinney, TX
2. Thomas Edwards, 102 Peachtree Lane, McKinney, TX
3. Linda Binion, 2410 Rockhill Road, McKinney, TX
4. Louise Holubar, 103 Peachtree Lane, McKinney, TX
5. Marie Pierson, 2407 Peachtree Lane, McKinney, TX

6. Cinda Lynn, 101 Peachtree Lane, McKinney, TX

7. Carol Kemp, 105 Westwood Circle, McKinney, TX

On a motion by Commission Member Woodruff, seconded by Alternate Commission Member Hagstrom, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Commission Members Woodruff and Wattley asked about the proposed parking for the subject property. Elias Rodriguez stated that they were planning to develop two sets of duplexes worth over \$500,000 each. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the City requires that duplexes have four parking spaces per lot. Jake Bennett stated that would be two parking spaces per unit. Elias Rodriguez offered to meet with the adjacent property owners to discuss their concerns. Wissam Khazem stated that they would be taking pride in building to higher standards than the nearby duplexes. He stated that subdividing the property was not considered due to the possibility of having to remove a lot of trees by doing so. Wissam Khazem felt that the adjacent property values should go up after the proposed development. Commission Member Wattley suggested tabling the request to allow the applicants to hold a meeting to discuss the proposed development with the adjacent residents. Elias Rodriguez was agreeable to tabling the request to allow time for discussions of the project with adjacent property owners. Chairman Cox asked Staff to address some of the traffic concerns raised by the residents. Jake Bennett stated that the City of McKinney Transportation Engineering team reviews Traffic Impact Analyses (TIAs) when there are 100 or more units in a single-family residential development. The Transportation Engineering team requires TIAs when a development produces more than 100 peak hour trips per day, more than 5,000 vehicle trips per day, or when 100 or more acres of land is involved, per the Engineering Design Manual. He stated that the proposed development did not qualify for a Traffic Impact Analysis (TIA). Jake Bennett offered to share contact information for the Transportation Engineering team with the residents. Commission Member Woodruff concurred with tabling the request. On a motion by Commission Member Wattley, seconded by Commission Member Taylor, the Commission unanimously voted to table the request indefinitely to allow time to discuss the project with the adjacent property owners, with a vote of 6-0-0. Caitlyn Strickland stated that the earliest she thought the request could come back before the Planning and

Zoning Commission would be at the August 8, 2023 meeting. She stated that since the public hearing was closed, Staff would renotify the property owners within 200' of the subject property prior to the next Planning and Zoning Commission 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. There were none.

On a motion by Commission Member Wattley, seconded by Alternate Commission Member Hagstrom, 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 6:57 p.m.

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

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BILL COX  
Chairman