

## PLANNING AND ZONING COMMISSION

JUNE 13, 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, June 13, 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, Bry Taylor, Scott Woodruff, and Eric Hagstrom - Alternate

Alternate Commission Members Present; however, did not participate in the meeting: Aaron Urias

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

Commission Member Absent: Charles Wattley

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; 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 consideration of the Consent Items. On a motion by Commission Member Woodruff seconded by Commission Member Taylor, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

**23-0473** Minutes of the Planning and Zoning Commission Regular Meeting of  
May 23, 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 Lebo, seconded by

Commission Member Woodruff, the Commission unanimously voted to conditionally approve the five plat requests as recommended by Staff, with a vote of 7-0-0.

**23-0100R2** Consider/Discuss/Act on a Replat for Lot F1R, Lot CA 2, & Lot CA 3, Block F for Wilmeth Ridge South. Located on the Southwest Corner of Wilmeth Road and Ridge Road

**23-0108FP** Consider/Discuss/Act on a Final Plat for Lot 1R, Lot 2, Lot 3 & Lot 4, Block A, of the Parcel 813A - Phase II Addition, Located on the South Side of Eldorado Parkway and approximately 1,100 feet East of Custer Road

**23-0109FP** Consider/Discuss/Act on a Final Plat for Lots 1 - 4, Block A of the Mayer Addition, Located on the East Side of Custer Road and approximately 1,200 feet South of South Stonebridge Drive

**23-0110FP** Consider/Discuss/Act on a Final Plat for Shaded Tree Phase 2, Located Approximately 1500 feet South of Weston Road (FM 543) and on the East Side of County Road 202

**23-0111FP** Consider/Discuss/Act on a Final Plat for Lots 1 and 2, Block A, of the Tomes 3 Addition, Located at 4650 State Highway 121

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212

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

**23-0005SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Self-Storage (Extra Space Storage), Located Approximately 610 Feet East of Custer Road and on the South Side of Bloomdale Road (REQUEST TO BE TABLED)

Senior Planner Kaitlin Sheffield stated that Staff recommends that the public hearing be continued and the request tabled to the June 27, 2023 Planning and Zoning Commission meeting at the request of the applicant and due to the notification signs not being posted on the subject property in the timeframe required by the Zoning Ordinance. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Alternate Member Eric Hagstrom,

the Commission unanimously voted to continue the public hearing and table the request per Staff's recommendation, with a vote of 7-0-0.

Chairman Cox and Commission Member Taylor stepped down on the following item due to a possible conflict of interest.

Vice-Chairman Mantzey continued the meeting.

- 23-** Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions  
**0043SP2** for a Site Plan for a Retail Development, Located Approximately 670 Feet South of Highlands Drive and on the East Side of South Lake Forest Drive

Planner I Jake Bennett explained the proposed design exceptions for a site plan for the proposed Goody, Goody Liquor Store. He answered Vice-Chairman Mantzey and Commission Member Lebo's questions. Jake Bennett stated that Staff recommends approval of the proposed request with the conditions listed in the Staff Report. David Johnson, 1820 Cattle Drive, Prosper, TX, answered questions from the Commission. Vice-Chairman Mantzey opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Buettner, the Commission voted to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-2. Chairman Cox and Commission Member Taylor abstained from voting.

Chairman Cox and Commission Member Taylor returned to the meeting.

- 23-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0002SUP** Permit Request to Allow a Stealth Telecommunication Structure (Craig Ranch NW Cell Tower), Located at 8770 Stacy Road

Planner I Jake Bennett explained the proposed specific use permit for a 105' stealth telecommunications tower encased within a 110' monument structure located at an existing self-storage facility. He stated that due to the adjacent land zonings and uses and the tower being placed within a monument, Staff believes that the proposed height and location is appropriate and should provide the necessary utility to the area. Jake Bennett stated that Staff was recommending approval of the request. He answered the Commission's questions. Peter Kavanagh, 1620 Handley, Dallas, TX, explained the request. Chairman Cox opened the public hearing and called for public comments. There

being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and recommend approval of the 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 July 18, 2023 meeting.

- 23-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0007SUP** Permit Request to Allow for Outdoor Commercial Entertainment  
(McKinney Flour Mill), Located at 601 East Louisiana Street

Planner I Jake Bennett explained the proposed specific use permit request to allow for outdoor commercial entertainment at the McKinney Flour Mill. He stated that due to the distances from the residential uses and the relatively small size of the outdoor space, Staff recommends approval of the request. Jake Bennett answered the Commission's questions. James Bresnahan, 2805 Piersall Drive, McKinney, TX, explained the request and answered questions. Chairman Cox opened the public hearing and called for public comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and recommend approval of the 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 July 18, 2023 meeting.

- 22-0061Z3** Conduct a Public Hearing to Consider/Discuss/Act on a Request to  
Rezone the Subject Property from "PD" - Planned Development District  
and "REC" - Regional Employment Center Overlay District to "PD" -  
Planned Development District, Located approximately 335 Feet South of  
Silverado Trail and on the East Side of Alma Road

Planner I Jake Bennett explained the proposed rezoning request. He stated that due to the Comprehensive Plan designation, surrounding land uses, access to two arterial roadways, and the proposed enhanced development standards, Staff recommends approval of the request with the special ordinance provisions listed in the Staff Report. Jake Bennett answered the Commission's questions. Vice-Chairman Mantzey expressed concerns regarding the number of multi-family developments and five schools in the area.

Trey Jacobson, 124 E. Edgewood Place, San Antonio, TX, explained the proposed request, discussed the meetings they held to discuss the proposed project with the adjacent property owners, and answered questions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Jake Bennett and Trey Jacobson answered the Commission's questions. Vice-Chairman Mantzey expressed concerns regarding the proposed project and the lack of entry-level housing. He did not feel that one-bedroom apartments helped the school districts. Chairman Cox stated that Vice-Chairman Mantzey brought up some valid points; however, he was in favor of the request. Commission Member Woodruff liked the proposed project. On a motion by Commission Member Woodruff, seconded by Alternate Commission Member Hagstrom, the Commission voted to recommend approval of the request per Staff's recommendation, with a vote of 6-1-0. Vice-Chairman Mantzey 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 July 18, 2023 meeting.

**23-0040Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG 18" - General Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay District, Generally to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the Northwest Corner of Drexel Street and Throckmorton Street and on the Southwest Corner of Drexel Street and Throckmorton Place

Senior Planner Kaitlin Sheffield explained the proposed rezoning request for tracts 1 and 2. She discussed the items that Staff did not object to on the request. Kaitlin Sheffield stated that Staff is supportive of the redevelopment efforts of the McKinney Housing Authority; however, has concerns with the proposed building height and setbacks on Tract 2. She stated that Staff recommends denial of the request due to concerns regarding the height and setbacks of the multi-family use on the subject property. Vice-Chairman Mantzey asked questions and expressed concerns regarding

to the proposed request. Kaitlin Sheffield answered Vice-Chairman Mantzey's questions. Martin Sanchez, Sanchez and Associates, 2000 N. McDonald Street, McKinney, TX, explained the request and importance of good quality affordable housing. He briefly discussed other McKinney Housing Authority projects that had been redeveloped recently. Martin Sanchez discussed some of the issues they were facing with this project. Martin Sanchez and Staff answered the Commission's questions. Vice-Chairman Mantzey expressed concerns about proposing a three-story multi-family development with a 10' setback next to single-family residential properties. Chairman Cox opened the public hearing and called for comments. The following residents spoke in support of the request and the need for affordable housing in McKinney:

1. Mikhail Tutson, 1200 N. Tennessee Street, McKinney, TX
2. Rhonale Terrell, McKinney Housing Authority, 603 N. Tennessee Street, McKinney, TX

On a motion by Commission Member Woodruff, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Kaitlin Sheffield and Martin Sanchez answered the Commission's questions. Chairman Cox and Vice-Chairman Mantzey expressed concerns about the project. On a motion by Commission Member Woodruff, seconded by Commission Member Lebo, the Commission voted to recommend approval of the request with the special ordinance provisions listed in the Staff Report, with a vote of 6-1-0. Vice-Chairman Mantzey 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 June 20, 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. There were none.

On a motion by Commission Member Woodruff, seconded by Commission Member Buettner, 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 7:57 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