

PLANNING AND ZONING COMMISSION

SEPTEMBER 12, 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, September 12, 2023, at 6:00 p.m.

City Council Present: Patrick Cloutier and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Russell Buettner, Steve Lebo, Charles Wattley, Scott Woodruff, and Aaron Urias - Alternate

Commission Members Absent: Bry Taylor and Eric Hagstrom - Alternate

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

There were approximately 20 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 Item. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

23-0731 Minutes of the Planning and Zoning Commission Regular Meeting of August 22, 2023.

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to conditionally approve the following three plat requests as recommended by Staff, with a vote of 7-0-0.

23-0164FP Consider/Discuss/Act on a Final Plat for Lot 1R, Block 1, of the Walnut Grove 380 Subdivision, Located Approximately 1375 Feet East of North Custer Road and on the North Side of West University Drive.

23-0165CVP Consider/Discuss/Act on a Conveyance Plat for Lockwood Addition, Lots 1 - 3, Block A, Located in the City of McKinney Extraterritorial Jurisdiction (ETJ), Located at 4097 FM 1461.

23-0167FP Consider/Discuss/Act on a Final Plat for Jefferson McKinney Stacy Lot 1 Block 1, Located on the South Side of Stacy Road and Approximately 1870 feet East of Custer Road.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212

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

23-0054Z 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, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway (REQUEST TO BE TABLED).

Araceli Botello, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the request tabled indefinitely due to public noticing errors. She stated that Staff will re-notice the item prior to an upcoming public hearing. 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 and table the request per Staff's recommendation, with a vote of 7-0-0.

23-0058Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located at 4050 West University Drive (REQUEST TO BE TABLED).

Jake Bennett, Planner II for the City of McKinney, stated that Staff recommends that the public hearing be continued and the request tabled to the September 26, 2023 Planning and Zoning Commission meeting 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 Commission Member Lebo, the Commission unanimously voted to continue the public hearing and table the request per Staff's recommendation, with a vote of 7-0-0.

23-0057Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 2151 North Hardin Boulevard (REQUEST TO BE TABLED).

Jake Bennett, Planner II for the City of McKinney, stated that Staff recommends that the public hearing be continued and the request tabled to the September 26, 2023 Planning and Zoning Commission meeting 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 Commission Member Woodruff, the Commission unanimously voted to continue the public hearing and table the request per Staff's recommendation, with a vote of 7-0-0.

Commission Member Woodruff stepped down on the following item # 23-0062Z due to a possible conflict of interest.

23-0062Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C3" - Regional Commercial District, Located Approximately 1,750 Feet East of North Lake Forest Drive and on the North Side of West University Drive (REQUEST TO BE TABLED).

Jake Bennett, Planner II for the City of McKinney, stated that Staff recommends that the public hearing be closed and the request tabled indefinitely due to public noticing errors. He stated that Staff will re-notice the item prior to an upcoming public hearing. Chairman Cox opened the public hearing and called for comments. There being none,

on a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission voted to close the public hearing and table the request per Staff's recommendation, with a vote of 6-0-1. Commission Member Woodruff abstained from the vote.

Commission Member Woodruff returned to the meeting.

23-0063Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "I1" - Light Industrial District, Located at 3200 North Central Expressway (REQUEST TO BE TABLED).

Araceli Botello, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the request tabled indefinitely due to public noticing errors. She stated that Staff will re-notice the item prior to an upcoming public hearing. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing and table the request per Staff's recommendation, with a vote of 7-0-0.

23-0061SP Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for a Religious Assembly (The Parks Church), Located on the Northeast Corner of South Tennessee Street and East Davis Street.

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed site plan and façade plan request. She stated that Staff recommends approval with the conditions listed in the Staff Report. Mr. Kent Spurgin, 103 W. Louisiana Street, McKinney, TX, explained the proposed request. 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. Vice-Chairman Mantzey felt that there should not be any parking issues on Sunday mornings in Downtown McKinney. He liked the proposed façade that combined what the City of McKinney and the Historic Society wants for the site. Vice-Chairman Mantzey stated that some of the surrounding business owners will have concerns with the regulations that come along be near a church. He expressed concerns regarding the reduction in sales and property tax at this site.

Commission Member Woodruff concurred with Vice-Chairman Mantzey's comments. He gave an example of the similar church in another city that uses the building as a church one or two days a week and they have other businesses at the site that are open the remaining time. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing and approved the request per Staff's recommendation, with a vote of 7-0-0.

21-0080SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Urban Garages, Phase I, Located at 8400 West University Drive.

Jake Bennett, Planner II for the City of McKinney, explained the proposed site plan and variance. He stated that the subject property immediately abuts single family residential properties to the north and northwest, and no alternate screening device is being proposed in this location. Jake Bennett stated that Staff is recommending denial of the variance. He answered the Commission Member's detention pond and screening option questions. Drew Donosky, Claymoore Engineering, 1903 Central Drive, Bedford, TX, explained the proposed request, surrounding properties, existing wall, and pond. He stated that they tried to contact the property owner to the west several times without any luck. Vice-Chairman Mantzey asked if they considered installing a wrought iron fence with landscaping as the screening device. Drew Donosky stated that the area is very tight; however, they would be willing to work with Staff regarding installing landscaping as screening. He stated that the surrounding property was located outside the city limits. Vice-Chairman Mantzey stated that a masonry fence might be overboard for area due to the detention pond and the trees. He stated that he would be more comfortable with a living screen there. 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. Commission Member Lebo was in favor of the wrought iron fence to keep someone from falling into the pond area. Commission Member Woodruff questioned if the landscaping would be maintained over time due to it being hard to get to in this location. He was in favor of the applicant's request. Vice-Chairman Mantzey stated that we need to consider how the surrounding properties might develop in the future. He felt

that there was a responsibility for the commercial side to screen from the residential properties. Vice-Chairman Mantzey stated that this is a modification to an original site plan. On a motion by Commission Member Lebo, seconded by Commission Member Wattley, the Commission voted to deny the request per Staff's recommendation, with a vote of 6-1-0. Commission Member Woodruff voted against the motion.

23-0050Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Commercial Uses, Located at 6201 North McDonald Street.

Jake Bennett, Planner II for the City of McKinney, explained the proposed rezoning request. He stated that it is Staff's professional opinion that development pressures have not yet reached this stretch of State Highway 5 to activate development and/or redevelopment supportive of the commercial vision described in the Comprehensive Plan. Jake Bennett stated that anticipated projects such as the reconstruction of State Highway 5 by TxDOT and commercial developments north of McKinney could create positive momentum in support of the vision for the area. He stated that although the presence of storage uses on either side of the property may make traditional commercial uses difficult to achieve, it is Staff's professional opinion that permitting industrial warehouse uses on the subject property would introduce a level of semi-truck traffic and industrial intensity that conflicts with the vision described for this area in the Comprehensive Plan. He stated that in addition to the warehouse uses, the maximum height proposed of 55'. Jake Bennett stated that only the 'I2' – Heavy Industrial District allows the warehouse use with a maximum height of 55' and is not characteristic of the commercial center placetype envisioned for the area. He stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance with the Comprehensive Plan. The Commission Members asked about the surround uses. Jake Bennett discussed the surrounding uses and stated that the majority of the surrounding property is in McKinney's "ETJ" – Extra-Territorial Jurisdiction. Drew Donosky, Claymoore Engineering, 1903 Central Drive, Bedford, TX, explained the proposed request. He discussed the proposed changes to the zoning for the subject property. Drew Donosky stated that they were willing to accept

a 30' maximum height restriction. Vice-Chairman Mantzey expressed concerns regarding the detail of what would be allowed to be built on the property lacking in the proposed ordinance. Drew Donosky stated that the initial uses that they have in mind are flex-office or office-warehouse uses. Chairman Cox opened the public hearing and called for comments. Sam Franklin, 1650 W. Virginia Parkway, McKinney, TX, spoke in favor of the request. He discussed the original zoning and annexation of the subject property. Sam Franklin stated that Kirby, Smith Machinery needed a larger site for their operation. He felt that the proposed uses would be less intense than what is currently allowed at the site. 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. Vice-Chairman Mantzey understood Staff's recommendation; however, felt that the proposed rezoning request would fit within the area. He would like to see some items added to the proposed zoning ordinance. Commission Member Woodruff concurred with Vice-Chairman Mantzey. Chairman Cox stated that the applicant stated that they were willing to cut the building height to 30'. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the proposed rezoning request per the applicant's request, 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 October 2, 2023 meeting.

23-0061Z 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, Generally to Modify the Development Standards and to Allow for Multi-Family Residential Uses, Located on the East Side of Custer Road and Approximately 1,400 Feet North of Silverado Trail.

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request as conditioned in the Staff Report. Mr. Bob Roeder, 1700 Redbud, McKinney, TX, explained the proposed request and asked for a favorable recommendation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-

chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing and recommend approval of the request per Staff's recommendation, 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 October 2, 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. Caitlyn Stickland introduced two new staff members, Hayley Angel and Cameron Christie. Bill Cox thanked Staff for their hard work.

On a motion by Commission Member Lebo, seconded by Commission Member Wattley, 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 7:25 p.m.

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

BILL COX
Chairman