

PLANNING AND ZONING COMMISSION

OCTOBER 10, 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, October 10, 2023, at 6:00 p.m.

City Council Present: Patrick Cloutier

Commission Members Present: Chairman Bill Cox, Vice-Chairman Steve Lebo, Eric Hagstrom, Bry Taylor, Charles Wattley, Deidre Woodard, and Alternate Commission Member Aaron Urias

Alternate Commission Member Present; however, did not participate in the meeting:
Jesse Conrad

Commission Member Absent: Russell Buettner

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 22 guests present.

Caitlyn Strickland, Planning Manager for the City of McKinney, called the meeting to order at 6:00 p.m. after determining a quorum was present.

Caitlyn Strickland called for public comments on non-public hearing agenda items. There were none.

Caitlyn Strickland called for the election of the Chair. On a motion by Commission Member Taylor, seconded by Commission Member Lebo, the Commission unanimously voted to reelect Bill Cox as the Chairman, with a vote of 7-0-0.

23-0832 Election of the Chair

Chairman Cox continued the meeting.

Chairman Cox called for the election of the Vice-Chair. On a motion by Commission Member Hagstrom, seconded by Commission Member Wattley, the Commission unanimously voted to elect Dr. Steve Lebo as the Vice-Chairman, with a vote of 7-0-0.

23-0832 Election of the Vice-Chair

END OF ELECTIONS

Chairman Cox called for the Information Sharing Item. Director of Planning Jennifer Arnold gave a brief presentation. No action was taken.

23-0834 Director's Report

END OF INFORMATION SHARING ITEM

Chairman Cox called for the consideration of the two Consent Items. On a motion by Commission Member Hagstrom, seconded by Vice-Chairman Lebo, the Commission unanimously voted to approve the following two Consent Items, with a vote of 7-0-0.

23-0833 Minutes of the Planning and Zoning Commission Regular Meeting of September 26, 2023

23-0083SP Consider/Discuss/Act on a Site Plan for Retail Sales (Pelican Spirits Beer and Wine Store), Located at 1880 Bray Central Drive

END OF CONSENT AGENDA

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

23-0184FP Consider/Discuss/Act on a Final Plat for Lot 1, Block A, of the Wysong Retail Addition, Located at 2201 Virginia Parkway

23-0186FP Consider/Discuss/Act on a Final Plat for Painted Tree Woodland West Phase 2 Addition, Located on the East Side of Lake Forest Drive and Approximately 650 Feet North of Wilmeth Road

23-0187CVP Consider/Discuss/Act on a Conveyance Plat for Lot 4R and 5, Block A, of the Silverado Rowlett Creek Addition, Located Approximately 2,200 Feet East of Custer Road and on the North Side of Silverado Trail

23-0192CVP Consider/Discuss/Act on a Conveyance Plat for Lots 2R and 3, Block A, of the Trinity Falls North Addition, Located on the Southeast Corner of County Road 281 and County Road 206

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

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

21-0011SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Automobile, Motorcycle Boat (Sales, Repair, or Storage) (McKinney Dodge Chrysler), Located at 400 South Central Expressway

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed site plan and variance to waive the screening device. She stated that Staff recommends approval of the proposed request. Kaitlin Sheffield stated that there would be a screening device adjacent to the residential property. William Pye, 5065 Westheimer Road, Houston, TX, explained the proposed request. He explained why they propose a black vinyl PVC wrapped chain link fence with 10' columns on center to separate the auto dealership and the adjacent Sprout's grocery store. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. On a motion by Commission Member Hagstrom, seconded by Commission Member Taylor, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0.

22-0118SP Conduct a Public Hearing to Consider/Discuss/Act on Variances to a Site Plan for Auto Repair Garage (Tovi Motors), Located at 1004 South McDonald Street

Jake Bennett, Planner II for the City of McKinney, explained the proposed site plan and variances. He explained Staff's concerns. Jake Bennett stated that Staff recommends denial of the proposed site plan due to the lack of screening being proposed. Jake Bennett answered the Commission's questions about the site. Lance Koth, 4504 Lakeview Drive, Frisco, TX, explained the proposed site plan and the variances. He stated that it was a difficult site due to being a small site that is narrow and has three frontages. Lance Koth stated that the property owner did not intend to have any overnight parking on the site. He stated that they were not opposed to doing screening on the site. Lance Koth expressed concerns about having a screening wall along McDonald Street; however, was fine with having one along Chestnut Street. He didn't have a solution on how best to screen the bay doors along McDonald Street. Commission Member Hagstrom asked if they had considered a different type of bay door that might not look like a standard rollup garage door. Lance Koth stated that was an option. Vice-Chairman Lebo asked if the bay doors would remain

open during the day hours. Lance Koth said yes. Vice-Chairman Lebo asked about the overnight parking on the site. Lance Koth stated that it was a code requirement. He stated that if they must have overnight parking spaces and screening, then there might be space on the west side of the property. Lance Koth stated that the property owner's intent is if a vehicle must stay overnight, then it would be parked inside the building. Vice-Chairman Lebo asked if all repairs would take place inside the building or if any of them might take place outside. Lance Koth thought that was the owner's intention was that all the work would take place inside the building. Commission Member Wattley asked about the hours of operation. Lance Koth did not know. Alternate Commission Member Urias stated that when you do not have adequate parking to service all the vehicles being worked on, parts delivery vehicles, employees, and customers, then on street parking occurs. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Lebo asked if the request was approved, if there would be any ordinance that would prevent overnight parking. Jake Bennett said yes. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the City's Code of Ordinances doesn't allow for the storage of inoperable vehicles in parking spaces. Commission Member Taylor preferred that the parking didn't face McDonald Street. Commission Member Wattley asked about employee parking. Jake Bennett stated that the city has minimum parking requirements in place. Vice-Chairman Lebo questioned what size building could fit on the property that would allow for all the parking, landscaping, and screening requirements. Jake Bennett stated that it would be hard to say. He stated that the lot was a shallow ½ acre lot. Chairman Cox stated that it was a challenging site. He stated that what the applicant proposed is better than what is currently located on the site. Commission Member Hagstrom expressed concerns regarding reduced screening for the overnight parking spaces. He was not in support of the request. Commission Member Wattley felt that it would not look aesthetically pleasing from on the Chestnut Street side. He felt we should not be in a hurry to develop the property and felt we need to put more thought into it. Commission Member Wattley was not in support of the request. Chairman Cox asked about the proposed employee parking at the site. Lance Koth stated that it was his understanding that there would be a mechanic for each of the

bays and an office employee. He stated that if vehicles were backing up waiting to get into bays, then they could fill up the parking spaces. Lance Koth stated that there could be some street parking. Chairman Cox asked if they had looked at a smaller footprint of a building. Lance Koth stated that there would be room to stack vehicles inside the building. Commission Member Hagstrom asked about also having bay doors facing Chestnut Street where they could pull in the front and pull straight through to exit out the back. Lance Koth stated that they would love to do that; however, the city said no. On a motion by Commission Member Hagstrom, seconded by Vice-Chairman Lebo, the Commission voted to deny the applicant's request per Staff's recommendation, with a vote of 6-1-0. Chairman Cox voted against the motion. Caitlyn Strickland stated that the applicant can work with Staff to see if there is any way that they can accomplish the screening requirements for the parking as well as the bay doors. She stated that the applicant also has the option to appeal the Planning and Zoning Commission's decision to the City Council.

23-0054SP Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for Retail Sales and Restaurant, Drive-In or Drive-Through (Panera), Located at 2051 Eldorado Parkway

Araceli Botello, Planner I for the City of McKinney, explained the proposed design exception to the site plan. She stated that Staff recommends approval of the request. Warren Houser, 3915 Cobblestone Drive, Dallas, TX, explained the proposed request. He stated that it was a difficult site to develop. Warren Houser stated that they did not have a tenant for the property at this time. He stated that the proposed parking lot would connect and line up with the adjacent Craig Crossing shopping center. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. The Commission Members expressed concerns with the traffic on Eldorado Parkway in the mornings in this area. Vice-Chairman Lebo expressed concerns regarding cross access. Commission Member Hagstrom stated that this was a tough corner, and he was in support of the request. Chairman Cox stated that it is a tough corner that has been vacant for a long time. He was also in favor of the request. On a motion by Commission Member Hagstrom, seconded by Commission Member Taylor, the Commission unanimously voted to approve the request per Staff's

recommendation, with a vote of 7-0-0.

23-0054Z4 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 Multi-Family Residential Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway

Araceli Botello, Planner I for the City of McKinney, explained the proposed rezoning request, the changes made due to the Commission's concerns raised at the September 26, 2023 Planning and Zoning Commission meeting, and Staff's current concerns. She stated that Staff recommends denial of the proposed rezoning request due to lack of conformance with the Comprehensive Plan and concerns regarding the proposed development standards for multifamily residential uses. Jennifer Arnold, Director of Planning for the City of McKinney, discussed the importance of capping the number of units for the whole subject property, regardless of how many tracts it becomes. William "Bill" Dahlstrom, 2323 Ross Avenue, Dallas, TX, explained the proposed rezoning request and the changes made since the previous Planning and Zoning Commission meeting. Kevin Kuntz, 8350 N. Central Expressway, Dallas, TX, explained the proposed rezoning request and the changes made since the previous Planning and Zoning Commission meeting. He stated that they have worked with the City's Engineering Department regarding the alignment of Collin McKinney Parkway that will cross the subject property. Kevin Kuntz stated that there would be street frontage on three sides of the property. He stated that they propose to have wrought iron fencing with masonry columns along McKinney Ranch Parkway and Collin McKinney Parkway for consistency. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lebo, seconded by Commission Member Hagstrom, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Jennifer Arnold and Araceli Botello discussed the screening and landscaping requirements for the subject property. Jennifer Arnold discussed the alignment of Collin McKinney Parkway. Commission Member Woodard felt that the applicant had a good proposal giving the challenges of the site. She stated that there were similar types of housing in the area. Commission Member Woodard was in support of the

request. On a motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, 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. Commission Member Hagstrom 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 October 17, 2023 meeting.

END OF THE 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 and Staff Comments. Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff was being some amendments to the Subdivision Ordinance at the October 17, 2023 City Council meeting due to recent changes in State Law. With the changes in State Law, City Council can authorize Staff to act on all plats. Jennifer Arnold also stated that the American Association of Planning Texas Chapter awarded the City of McKinney a Project Planning award for the New Code McKinney Initiative and resulting code. She stated that we are one of only a handful of projects being recognized this year. Jennifer Arnold stated that Aaron Bloxham and the consultant team will be traveling to Corpus Christi in November to accept the award and attend the annual conference. She stated there would be a proclamation for this award at the October 17, 2023 City Council meeting.

On a motion by Commission Member Wattley, seconded by Commission Member Hagstrom, 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 7:30 p.m.

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

BILL COX
Chairman