

## PLANNING AND ZONING COMMISSION

AUGUST 22, 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, August 22, 2023, at 6:00 p.m.

City Council Present: Rick Franklin and Michael Jones

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

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

Alternate Commission Member Absent: Eric Hagstrom

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

There were approximately 35 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 Commission Member Taylor, seconded by Commission Member Lebo, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

**23-0688** Minutes of the Planning and Zoning Commission Regular Meeting of August 8, 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 Wattley, the Commission unanimously voted to conditionally approve the following four plat requests as recommended by Staff, with a vote of 7-0-0.

- 23-0155CVP** Consider/Discuss/Act on a Conveyance Plat for Alma Stacy Addition, Lots 1 - 8, Block A, Located on the Southeast Corner of Alma Road and Stacy Road.
- 23-0157FP** Consider/Discuss/Act on a Final Plat for Lots 1R1, 1R2, 1R3, and 1R4, Block A of the Parcel 601-603 Addition, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 440 Feet East of North Custer Road.
- 23-0158FP** Consider/Discuss/Act on a Final Plat for the Trinity Falls Parkway, West Phase 2 Addition, Located on the Northwest Corner of Claude White Creek and Trinity Falls Parkway.
- 23-0159FP** Consider/Discuss/Act on a Final Plat for Trinity Falls Parkway and Parkland Crescent, Located West of Trinity Falls Parkway and Approximately 2,600 Feet South of County Road 282.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212

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

- 23-0057SP** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan to Allow for Golf Course Expansion (The Westridge Golf Course), Located at 9055 North Cotton Ridge Road.

Araceli Botello, Planner I for the City of McKinney, explained the proposed site plan request. She stated that Staff recommends approval of the request as conditioned in the Staff Report. 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 Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

- 23-0039Z3** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RED-1" - Residential Estate District to

"R6" - Residential District and "R43" - Residential Estate District, Located at 105 South West Park Drive.

Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the updated request. Caitlyn Strickland answered the Commission Members questions. Elias Rodriguez, 7610 N. Stemmons Freeway, Dallas, TX, and Sam Khazem, 105 W. Park Drive, McKinney, TX, explained the proposed rezoning request. Sam Khazem stated that he met with the surrounding property owners to discuss the project and their concerns. Elias Rodriguez stated that they tried to come up with some compatible uses for the surrounding neighborhood. He gave a presentation on the proposed project. They answered the Commission Members questions. Chairman Cox opened the public hearing and called for comments. The following nine residents spoke in opposition to the request. They expressed concerns regarding increased traffic, accidents on the curve, parking concerns on West Park Drive, proposed development being inconsistent with the surrounding properties, located at the entrance to an established high-quality neighborhood, and devaluing surrounding properties.

1. Jillian Culbreth, 103 Westwood Circle, McKinney, TX
2. Larry Offerdahl, 2411 Peachtree Lane, McKinney, TX
3. Johnny Airhart, 107 Peachtree Lane, McKinney, TX
4. Gayle Ledbetter, 211 West Park Drive, McKinney, TX
5. Bill Smith, 106 West Park Drive South, McKinney, TX
6. Louise Holubar, 103 Peachtree Lane, McKinney, TX
7. Carol Self, 104 Peachtree Lane, McKinney, TX
8. Annette Caffery, 202 West Park Drive South, McKinney, TX
9. Isabela Lacayo, 200 West Park Drive South, McKinney, TX

The following ten residents filled out a speaker card in opposition to the request; however, did not wish to speak during the meeting.

1. Cinda Lynn, 101 Peachtree Lane, McKinney, TX
2. Kent Caffery, 202 West Park Drive South, McKinney, TX
3. Jennifer Leffingwell, 201 West Park Drive South, McKinney, TX
4. Thomas Edwards, 102 Peachtree Lane, McKinney, TX

5. Judith and Ivan Hinderer, 102 Westwood Circle, McKinney, TX
6. Marie Pierson, 2407 Peachtree Lane, McKinney, TX
7. Mary Ann Dowell, 106 Westwood Circle, McKinney, TX
8. Denise Benedict, 219 West Park Drive South, McKinney, TX
9. Carol Kemp, 105 Westwood Circle, McKinney, TX

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Elias Rodriquez and Sam Khazem answered the Commission's questions. Vice-Chairman Mantzey stated that the subject property was on the border of the subdivision with commercial development to the north and townhomes next to it. He did not feel that the proposed development of the two homes would take away from the value of the surrounding properties. Vice-Chairman Mantzey felt that the entrance to the neighborhood started at the curve where the current home sits on the property. He stated that the City would need to address the issues with the curve. Vice-Chairman Mantzey was in support of the proposed rezoning request. Commission Member Lebo felt the applicant was proposing too much on an unusual, shaped property at the entrance to the neighborhood. Commission Member Taylor concurred. Commission Member Woodruff concurred with 99% of Vice-Chairman Mantzey's comments. He stated that there were duplexes coming off Virginia Parkway that were not affecting any property values today. Commission Member Woodruff stated that he would prefer to see only one single-family home instead of the proposed two homes if the subject property was subdivided. He felt that something needs to be on the lot to buffer some of the commercial adjacent to Virginia Parkway. Vice-Chairman Mantzey concurred with Commission Member Woodruff's comments. He stated that he would prefer to see the property rezoned to "R12" – Residential District instead of "R6" – Residential District. Caitlyn Strickland stated that to change the zoning the applicant would need to submit a new rezoning request, which requires noticing, and would need to come before the Commission for a recommendation prior to going to City Council for approval. Commission Member Woodruff asked how many homes could be building if the current home was torn down under the current zoning. Caitlyn Strickland stated that they would only be allowed to build one house on the lot, since it is less than two acres under the current zoning. Chairman Cox stated that adding two driveways off that curve would only add to the safety concerns there.

Commission Member Wattley stated that he would prefer to only see two homes on the property. He stated that it would be a buffer for the existing neighborhood. Commission Member Wattley stated that an apartment complex was recently approved down the street from this property. He was in favor of the request per Staff's recommendations. On a motion by Commission Member Lebo, seconded by Commission Member Woodruff, the Commission voted to recommend denial of the request, with a vote of 5-2-0. Vice-Chairman Mantzey and Commission Member Wattley 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 September 19, 2023 meeting.

**23-0001M** Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to correct typographical errors and make nonsubstantive editorial changes to Article 1 (General Provisions) and particularly to Sections 101 (Title), 102 (Purpose), 106B (Specific Use Permits), 108 (Maintenance, Enforcement, and Penalties), 110 (Administrative Authority), Article 2 (Zoning Regulations) and particularly to Sections 201 (Administration), 203A (Standard Procedures), 203B (Annexation), 203C (Zoning Procedures), 203D (Protest Procedures), 203E (Plan and Permit Procedures), 203F (Appeal Procedures), 203G (Flexibility and Relief Procedures), 204 (Zoning Districts), 205 (Use Regulations), 206A (Landscaping) 206C (Screening), 206D (Commercial Garbage/Recycling Containers and Enclosures), 206E (Vehicle Parking and Loading), 206F (Architectural Standards), 206G (Multi-Family Residential Site Design), 206H (Communication Antennas, Support Structures, and Satellite Dishes), Appendix 2A (Approved Plant List), and Article 8 (Terms and Definitions) particularly to Section 802 (Definitions), Make Substantive Changes to Sections: 108B (Maintenance), 110B1 (Board of Adjustment), 201C4 (Continuing Legal Nonconformity), 203A4 (Public Notice), 203D (Protest Procedures), 203E2 (Landscape Plan), 203E6 (Certificate of Appropriateness), 203F1

(Administrative Appeal), 203G3 (Variance), 204B3 (Zoning District Correspondence), 204I (TR1.8 - Townhome Residential), 204W (AP - Airport), 204BB (TMN - Traditional McKinney Neighborhood), 204EE1 (Building Height), 205B5 (Table of Uses), 205F (Non-Residential Uses) for Airports, Car Washes, and Day Care Centers, 205G2 (Accessory Uses Definitions and Standards), 205I3 (Food Trucks, Operation Sites, and Food Truck Courts), 206A4 (Planting Requirements), 206A5 (Site-Specific Landscape Standards), 206C3 (Screening Requirements), 206E3 (Parking Calculations), 206E4 (Parking Modifications and Reductions), 206E5 (On-site Parking Design and Pavement), Appendix 2A (Approved Plant List), Appendix 2B (McKinney Town Center MTC), and 802 Definitions, Establishing Sections 201E (Existing Sites Impacted by the Acquisition of Right-of-Way) and 206I (Food Trucks, Food Truck Operation Sites, and Food Truck Courts) in Article 2 (Zoning Regulations) of Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, in addition to Establishing a New Article 4 named "Tree Preservation" and Renumbering Current Articles 4, 5, 6, 7 and 8, respectively, as New Articles 5, 6, 7, 8 and 9 to Chapter 150 (Unified Development Code) to Include the New Article 4, and Deleting Sections 203E.3, "Tree Preservation Plan," 203E.4, "Tree Permit," and 206B, "Tree Preservation," from Article 2 (Zoning Regulations) and Renumbering and Relocating Such Sections 203E.3, 203E.4, and 206B, into the New Article 4 Named "Tree Preservation" to Chapter 150 (Unified Development Code).

Aaron Bloxham, Principal Planner for the City of McKinney, explained the proposed amendments. The Commission shared concerns for and discussed the distance requirements for day care centers from gas stations. He stated that Staff recommends approval of the request. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing and recommend approval of the proposed amendments 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 September 19, 2023 meeting.

**23-0004M** Conduct a Public Hearing to Consider/Discuss/Act on Amendments to New Article 4, entitled "Tree Preservation," to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances.

Aaron Bloxham, Principal Planner for the City of McKinney, explained the proposed amendments. The Commission shared concerns for and discussed the proposed penalty for violations of the Tree Preservation regulations. He stated that Staff recommends approval of the 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 Wattley, the Commission unanimously voted to close the public hearing. On a motion by motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously voted to recommend approval of the proposed amendments as recommended by Staff, with a vote of 7-0-0.

#### 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. Bill Cox thanked Staff for their hard work.

On a motion by Commission Member Wattley, seconded by Commission Member Lebo, 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 8:02 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