

PLANNING AND ZONING COMMISSION

SEPTEMBER 26, 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 26, 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, and Scott Woodruff

Alternate Commission Members Present: Eric Hagstrom and Aaron Urias

Commission Members Absent: Bry Taylor and Charles Wattley

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; Planner II Roderick Palmer; Planners Araceli Botello 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 Commission Member Lebo, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

23-0783 Minutes of the Planning and Zoning Commission Regular Meeting of September 12, 2023.

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212. He stated that item # 23-0180 would be pulled down to be considered separately. On a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Hagstrom, the Commission unanimously voted to conditionally approve the following four plat requests as recommended by Staff, with a vote of 7-0-0.

23-0171CVP Consider/Discuss/Act on a Conveyance Plat for Lots 2R and 3, Block A, of the Westridge 12 Addition, Located at 1600 South Independence Parkway.

23-0172FP Consider/Discuss/Act on a Final Plat for Trinity Falls Planning Unit 4, Phase 1, Located at the Northeast Corner of Trinity Falls Parkway (County Road 281) and Parkland Crescent.

23-0173FP Consider/Discuss/Act on a Final Plat for the Children's Lighthouse Olympic Crossing Addition, Lot 1 Block A, Located at 1100 Olympic Crossing.

23-0182CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1R2A and 1R2B, Block A, of The Stonebridge United Methodist Church Addition, Located at the 1800 South Stonebridge Drive.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

Commission Member Woodruff stepped down on the following item # 23-0180CVP due to a possible conflict of interest.

Chairman Cox called for consideration of item # 23-0180CVP. On a motion by Commission Member Lebo, seconded by Vice-Chairman Mantzey, the Commission voted to conditionally approve the following plat request as recommended by Staff, with a vote of 6-0-1. Commission Member Woodruff abstained.

23-0180CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1-3, Block A, of the GBT Sprouts McKinney Addition, Located at the Southwest Corner of Virginia Parkway and South Central Expressway.

Commission Member Woodruff returned to the meeting.

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

23-0054Z2 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 and Staff's concerns. She stated that Staff recommends denial of the rezoning request due to a lack of conformance with the Comprehensive Plan and concerns regarding the proposed development standards for multifamily residential uses. Bill Dahlstrom, 2323 Ross Avenue, Dallas, TX, explained the proposed rezoning request and responded to Staff's concerns. He felt this was a reasonable and practicable request given the surrounding land uses. Kevin Kuntz, 8350 N. Central Expressway, Dallas, TX, explained the proposed development and discussed the Allison Harris Company. Vice-Chairman Mantzey expressed concerns about the proposed garages on the eastern property line. He stated that they were asking for a number of exceptions to the new Unified Development Code (UDC); however, he didn't see where they were giving things in exchange for these exceptions. Kevin Kuntz stated that inside the garages there would be electric vehicle (EV) charging connections. Vice-Chairman Mantzey asked about the proposed large park across the street. He questioned how much of it would be used due to how far it would be from the proposed apartments. Kevin Kuntz stated that the Parks Department was not interested in it. He stated that they were looking into various options like having an open space with a dog park and trails as an amenity for their residents. Vice-Chairman Mantzey stated that these properties were two separate tracks with one being across the street from the other. He expressed concerns with the proposed removal of the perimeter fence, 42 garage doors surrounding the apartment, and reduced parking ratio for a standard four-story apartment complex. Commission Member Buettner asked if there had been any discussion with moving Collin McKinney Parkway south, so the property is not divided into two pieces. Kevin Kuntz stated that they had been working with the Engineering Department. He discussed the Oncor easement along the eastern property line. Commission Member Woodruff asked if they considered switching property with Oncor. Kevin Kuntz stated that they had not discussed it with them. Alternate Commission Member Urias asked if the future Collin McKinney extension location was set in stone. Kevin Kuntz stated that there is an existing right-of-way dedication for Collin McKinney Parkway that is setting the initial alignment. He stated that they were working with the City's standards with turn radiuses to try to tie into the existing intersection on McKinney Ranch and the existing piece of Collin McKinney Parkway south of the stadium. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey,

seconded by Alternate Commission Member Hagstrom, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey stated that the applicant has a point of this being multi-family over retail. He stated that Staff has a point that with their concern of 1,800 apartment units at this location. Vice-Chairman Mantzey expressed concerns of the proposed "PD" – Planned Development District as a whole, minimum parking ratios, waving the masonry fence, and 42 parking garages and a large parking lot towards the center. He felt there should be some changes to the "PD" – Planned Development District to get it closer to the regular "MF30" – Multi-Family Residential. Alternate Commission Member Hagstrom stated that entertainment placetype was intended to be a destination. He stated that what the applicant was proposing was a destination for the residents; however, it would not do much for the rest of the community. Alternate Commission Member Hagstrom stated that the electric vehicle (EV) charging inside the proposed garages that only be for those residents with access to the garages. He stated that the 5-acre park was underneath a transmission line, and he would not work his dog under it. Alternate Commission Member Hagstrom stated that the 5 acres is garbage leftover land that they were trying to make more attractive; however, he believed that it would not be used and would continue to be unattractive. He preferred to see something more along the line of the use type, instead of a simple multi-family. Commission Member Woodruff felt there would never be retail or commercial at this location. He stated that the property was surrounded by an Oncor station, new dealership going in, multi-family, industrial, self-storage, et cetera. Commission Member Woodruff stated that this was not an entertainment district. Commission Member Woodruff felt that multi-family was a good use for the subject property. He expressed concerns with the proposed density. Commission Member Woodruff didn't think that the additional land to the south was developable. He felt that they should try to switch properties with Oncor. Commission Member Woodruff did not have concerns regarding the proposed parking and fencing. He was in support of the request. Commission Member Buettner stated that this was an attractive project to him. He stated that there is a housing need. Commission Member Buettner stated that they were asking for a number of variances. He stated that the questions were if they could move the road, reduce density, increase parking, and can they build a wall. Commission Member Buettner stated that given a compromise then he would support the request. Chairman Cox expressed concerns regarding the density. He felt that retail uses were not a viable option at this location.

Chairman Cox stated that the exceptions they were requesting were a stretch. Bill Dahlstrom stated that they would like to address tonight's comments in more detail. Commission Member Lebo asked how they plan to address the backside of the garages along Collin McKinney Parkway being unattractive. Bill Dahlstrom stated that they will go back to the drawing board to address it. He requested that the item be tabled. On a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Hagstrom, the Commission unanimously voted to table the request indefinitely, with a vote of 7-0-0. Chairman Cox stated that Staff would renotify for a future meeting. He requested that the applicant work with Staff to revise the request.

23-005722 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.

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request. Commission Member Lebo asked if this request was part of the next agenda item development. Jennifer Arnold, Director of Planning for the City of McKinney, stated that they were both from the same master developer; however, they are two separate projects. Robert Lewis, Kimley-Horn and Associates, 13455 Noel Road, Dallas, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey has questions regarding the project. Mr. Lewis stated that the hotel was planned to be oriented north-south with units facing east and west. He stated that they would be under the maximum height requirement for "C3" – Regional Commercial District. Commission Member Lebo asked if they would have access on Taft. Mr. Lewis said yes. Commission Member Buettner asked if the surrounding residential property owners had been contacted about this project. Mr. Lewis stated that the necessary zoning signs had been placed on the site per City requirements. He stated that they had not made direct contact with them. Chairman Cox stated that the residential property owners within 200' of the subject property were also noticed. He 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 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 17, 2023 meeting.

23-0058Z3 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.

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request. Robert Lewis, Kimley-Horn and Associates, 13455 Noel Road, Dallas, TX, concurred with the Staff Report and offered to answer questions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Hagstrom, 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.

Commission Member Woodruff stepped down on the following item # 23-0062Z2 due to a possible conflict of interest.

23-0062Z2 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 US 380 (West University Drive).

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request. Drew Donosky, Claymoore Engineering, 1903 Central Drive, Bedford, TX, concurred with the Staff Report and offered to answer questions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Hagstrom, the Commission voted to close the public hearing and recommend approval of the request per Staff's recommendation, with a vote of 6-0-1. Commission Member Woodruff abstained. 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.

Commission Member Woodruff returned to the meeting.

23-0063Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "I1" - Light Industrial District, Located at 3200 North Central Expressway.

Araceli Botello, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the rezoning request. Vice-Chairman Mantzey expressed concerns regarding having a "I1" - Light Industrial District zoning along Central Expressway (US Highway 75) instead of a "PD" – Planned Development District that could limit certain industrial uses on the site. Rob Dye, 13218 Bee Street, Dallas, TX, explained the proposed rezoning request. He felt that the proposed zoning was consistent with the surrounding zoning. Rob Dye stated that they planned to build a smaller building with a flex-office space towards the front of the property with larger building with light industrial uses behind it. He discussed the loading docks and truck traffic plans. Chairman Cox asked about the property owner. Rob Dye stated that he is under contract to purchase the property; however, it is contingent on the proposed rezoning being approved. 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 restated his concerns with having light industrial uses along Central Expressway (US Highway 75). He preferred to see a "PD" – Planned Development District that could exclude certain uses on the property that might have "C3" – Regional Commercial District in the front with "I1" – Light Industrial District uses in the back. Chairman Cox recognized Vice-Chairman Mantzey's concerns. He stated that the site plan shown during the applicant's presentation was not required during the rezoning process and there was not guarantee that this site plan would be what is built on the property. Chairman Cox stated that he was in support of the request. Commission Member Woodruff asked if there was a way to address Vice-Chairman Mantzey's concerns. Ari Botello explained when Staff recommends requesting a straight zoning as opposed to a "PD" – Planned Development District. Jennifer Arnold, Director of Planning for the City of McKinney, stated that we can always protect against those things with the "PD" – Planned Development District process. She did not recommend negotiating those kinds of things during a Planning and Zoning Commission meeting. Commission Member Woodruff asked the applicant if he had time to table the request, change the request to the "PD" – Planned Development District,

and come back before the Commission in about a month. Rob Dye stated that he would need to renegotiate part of his contract. He was open to excluding certain uses on the property. Vice-Chairman Mantzey stated that there were two City Council Members present that heard his concerns. He was okay with moving the request forward with the Commission's recommendation. Commission Member Lebo felt that they applicant needed to bring the request back before the Commission with a "PD" – Planned Development District. Chairman Cox stated that City Council would be able to change the zoning for this site. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-1-0. Commission Member Lebo 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 2, 2023 meeting.

23-0074Z 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 Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the Northwest Corner of Alma Road and Hewitt Drive.

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She stated that recommends approval of the request. Vice-Chairman Mantzey asked if there were any concerns regarding the eight townhomes. Kaitlin Sheffield said no. Casey Gregory, Sanchez and Associates, 210 Adriatic Parkway, McKinney, TX, explained the proposed rezoning request. He discussed the density of the proposed project. 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 close the public hearing and recommend approved 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 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. Vice-Chairman Mantzey and Commission Member Woodruff were acknowledged for their service on the Planning and Zoning Commission.

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, 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 7:38 p.m.

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

BILL COX
Chairman