

PLANNING AND ZONING COMMISSION

MAY 9, 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, May 9, 2023 at 6:00 p.m.

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

Alternate Commission Member Present; however, did not participate in the meeting: Eric Hagstrom

Alternate Commission Members Absent: Aaron Urias

Commission Members Absent:

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

There were 16 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 Lebo, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

23-0362 Minutes of the Planning and Zoning Commission Regular Meeting of April 25, 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 close the public hearing and conditionally approve the four plat requests as recommended by Staff, with a vote of 7-0-0.

23-0079CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1R and 2R, Block A of the Rose City Addition, Located on the North Side of West University

Drive (U.S. Highway 380) and Approximately 1,130 feet East of Lake Forest Road

23-0082FP Consider/Discuss/Act on a Final Plat for Lot 1, Block A & Lot 1 Block B, of the Columbus McKinney Addition, Located at the Northeast Corner of North McDonald Street and East Virginia Street

23-0083PP Consider/Discuss/Act on a Preliminary Plat for the Pinehurst Luxury Townhome Addition, Located on the North Side of Wilson Creek Parkway and Approximately 150 feet West of Big Bend Drive

23-0086FP Consider/Discuss/Act on a Final Plat for Painted Tree Woodlands West Phase 1A Addition, Located on the East side of Lake Forest Drive and Approximately 320 feet South of Bloomdale Road

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

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

21-0116SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Jefferson Bois D'Arc Multi-Family, Located Approximately 540 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Bois D'Arc Road (REQUEST TO BE TABLED)

Mr. Jake Bennett, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the May 23, 2023 Planning and Zoning Commission Meeting per the applicant's request. He stated that the applicant plans to meet with the surrounding property owners to discuss the project. 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 continue the public hearing and table the request to the May 23, 2023 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 7-0-0.

22-0109Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Overlay District, and "CC" - Corridor

Commercial Overlay District to "PD" - Planned Development District and "HC" - Highway Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Multi-Family and Commercial Uses, Located Approximately 210 Feet West of U.S. Highway 75 (Central Expressway) and on the South Side of McKinney Ranch Parkway

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant has divided the subject property into two tracts – Tract 1 and Tract 2. Ms. Sheffield stated that the applicant is proposing that Tract 1 is primarily for multi-family residential uses and is located within the High-Rise Subzone of the HC - Highway Commercial Overlay. She stated that Tract 1 has access challenges from U.S. Highway 75 (Central Expressway) and State Highway 121 (Sam Rayburn Tollway). Ms. Sheffield stated that the proposed multi-family development should provide a compatible building scale and transition to the existing multi-family developments surrounding the property. She stated that the adjacent multi-family development to the northwest ranges in height from two stories (approximately 30') to four stories (approximately 56'). Ms. Sheffield stated that given these factors, Staff feels that the proposed height of six stories, not to exceed 75', will provide a positive scale/massing along the major highway frontages and a transition in height from the Highway 75 (Central Expressway) and State Highway 121 (Sam Rayburn Tollway) overpasses directly adjacent to the site to existing developments. She stated that Tract 2 of the proposed request is being preserved for commercial uses with similar space limits to those permitted within the city's "C3" – Regional Commercial District. Ms. Sheffield stated that the applicant's proposal aligns with the Entertainment Center placetype designated in the Comprehensive Plan and should be compatible with the existing uses adjacent to the subject property. She stated that Staff acknowledges that the location of the subject property poses a challenge of accessing the site from the tollway and the major regional highway, thus the development of notable commercial uses on Tract 1 could be challenging. Ms. Sheffield stated that Staff feels that the proposed uses will integrate and blend in with the surrounding developments and infrastructure. She stated that Staff recommends approval of the proposed rezoning request. Ms. Sheffield answered the Commission's questions. Mr. Martin Sanchez, 2000 N. McDonald Street, McKinney, TX, explained the proposed request, various difficulties, and history with the subject property. Commission Member Woodruff expressed concerns

regarding possible density, proposing heights not typical in this area today, and the assisted living facility use as a backup plan. Mr. Sanchez was willing to remove the assisted living facility use. He stated that they would need to be between 4-6 stories to make the multi-family component work financially. Mr. Sanchez discussed access to the property and parking difficulties. 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 Woodruff stated that he would like to see a good quality product at this site and expressed his concerns. Vice-Chairman Mantzey stated that we need to leave some flexibility to the applicant on whether they develop 4-6 stories and require structure parking. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission voted to recommend approval of the proposed request with the following modifications: Tract 1 will be 4-6 stories with structural parking and remove independent living and cottage multi-family uses on Tract 2 from the "PD" – Planned Development District, with a vote of 6-1-0. Commission Member Woodruff voted against the motion. Chairman Cox stated that the recommendation for the zoning request would be forwarded to City Council for consideration at the June 6, 2023 meeting.

23-0022Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located at 1719 West Louisiana Street

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the main difference between the existing and proposed zoning is the requested 10' landscape buffer along the northern and western property lines. Mr. Bennett stated that Staff recognizes that the existing size of the subject property makes the property harder to redevelop under the development regulations of today. He stated that the applicant has added a stricter requirement of one canopy tree per 30 linear feet in the street frontage. Mr. Bennett stated that due to the limited size of the subject property, the opportunity to redevelop an underutilized infill site, and the addition of a stricter street frontage tree requirement, Staff recommends approval of the proposed rezoning request. Mr. Rahim Metalwala, 1719 W. Louisiana Street, McKinney, TX, explained the proposed rezoning request.

Commission Member Woodruff discussed not allowing certain uses on the subject property. Mr. Metalwala stated that he was fine with excluding those uses. 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 discussed protecting McKinney's gateways. He felt that Commission Member Woodruff's list was a good template to use for similar reduced setback requests. On a motion by Commission Member Woodruff, seconded by Commission Member Wattley, the Commission unanimously voted to recommend approval of the request with revising the property's development regulations to include the following prohibited uses: laundromat; adult entertainment stores; lingerie or undergarment stores; sexually oriented businesses; smoke, tobacco, or vape shops; smoke, tobacco, or vape paraphernalia shops; tattoo parlor or studio; and carwash; with a vote of 7-0-0. Chairman Cox stated that the recommendation for the zoning request would be forwarded to City Council for consideration at the June 6, 2023 meeting.

23-0030Z 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, Located on the Northeast Corner of Carlisle Street and Virginia Parkway

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request and proposed reduced setback from 35' to 15'. He stated that while there are some areas of the City, such as Craig Ranch and the McKinney Town Center, where building setbacks are less deep, these parts of the City offer much more urbanized surrounding products. Mr. Bennett stated that for comparison, the existing setbacks and development patterns in the area surrounding the subject property generally range from 35' – 100'. He stated that due to the proposed building setback reduction along Carlisle Street, Staff is unable to offer a favorable recommendation at this location. Mr. Bennett offered to answer questions. Vice-Chairman Mantzey stated that this reduced setback was the third request for this project. Mr. Bennett said yes. Mr. Bob Roeder; Abernathy, Roeder, Boyd, and Hullett, PC; 1700 Redbud, McKinney, TX; explained the proposed rezoning request and the history of the project. He explained why they were requesting a setback reduction and what the proposed project

would look like driving down Carlisle Street. Commission Member Taylor stated that he felt this was a reasonable request and he supported it. Chairman Cox opened the public hearing and called for comments. Ms. Hilda Farr, 1409 Sanctuary Lane, McKinney, TX, had questions regarding the proposed setbacks. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the reduced setback was only on the west side of the property, along Carlisle Street. Chairman Cox stated that there would be no changes to the setback on the north side of the property. Mr. Ben Heflin, 13455 Noel Road, Dallas, TX, discussed the importance of the proposed project to the community. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey and Commission Member Woodruff were in support of the request and discussed the importance of affordable housing in McKinney. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Buettner, the Commission unanimously voted to recommend approved of the proposed request with the special ordinance provisions listed in the Staff Report, with a vote of 7-0-0. Chairman Cox stated that the recommendation for the zoning request would be forwarded to City Council for consideration at the May 16, 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 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 7:02 p.m.

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

BILL COX
Chairman