

## **PLANNING AND ZONING COMMISSION**

**MAY 23, 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 23, 2023 at 6:00 p.m.

City Council Present: Justin Beller and Rick Franklin

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

Capital Improvements Advisory Committee Member Present; however, did not participate in the meeting: Steve Wilson

Alternate Commission Member Absent: Aaron Urias

Staff Present: Director of Planning Jennifer Arnold; Development Engineering Manager Matt Richardson; Planning Manager Caitlyn Strickland; Planner II Roderick Palmer, Planners Jake Bennett, Araceli Botello, and Bhumika Thakore; and Administrative Assistant Terri Ramey

There were approximately 60 guests present.

Chairman Cox called the meeting to order at 6:31 p.m. after determining a quorum was present.

Chairman Cox called for public comments on non-public hearing agenda items. The following residents spoke in opposition of request # 23-0094PP and expressed their concerns:

1. G.R. (Russ) Mortenson, 2804 Albany Drive, McKinney, TX
2. René Cabeza, 2744 Albany Drive, McKinney, TX
3. Paul Sowards, 625 Sorrell Road, McKinney, TX
4. Karen Sowards, 625 Sorrell Road, McKinney, TX

The following resident turned in a card in opposition on request # 23-00941PP; however, did not speak during the meeting:

1. Beth Mortenson, 2804 Albany Drive, McKinney, TX

Director of Planning Jennifer Arnold discussed the platting process, state law for the procedure of plats being presented at City meetings, and Staff's recommendation for this plat.

Chairman Cox called for public comments on non-public hearing agenda items.

Rhonale Terrell, McKinney Housing Authority, 603 N. Tennessee Street, McKinney, TX, spoke regarding affordable housing, entrepreneurship, and financial assistance for low-income residents. Myra Thompson turned in a card regarding affordable housing; however, was not present to speak during the meeting.

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

**23-0412** Director's Report

END OF INFORMATION SHARING ITEM

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

**23-0413** Minutes of the Planning and Zoning Commission Regular Meeting of May 9, 2023

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212.

**23-0091FP** Consider/Discuss/Act on a Final Plat for Painted Tree Woodlands West Phase 1B Addition, Located on the East side of Lake Forest Drive and approximately 1,254 feet South of Bloomdale Road

Planner II Roderick Palmer explained the proposed final plat request and stated that Staff recommends approval with the conditions. On a motion by Commission Member Woodruff, seconded by Commission Member Taylor, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0.

**23-0093CVP** Consider/Discuss/Act on a Conveyance Plat for Lot 6R, Lot 8, and Lot 9, Block A, of the Hardin Crossing Addition, Located on the South Side of West Virginia Parkway and Approximately 1,110 feet West of South Hardin Boulevard

Planner II Roderick Palmer explained the proposed conveyance plat request and stated that Staff recommends approval with the conditions. On a motion by Commission Member

Lebo, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0.

**23-0094PP** Consider/Discuss/Act on a Preliminary Plat for Hardin Lake Estates,  
Located approximately 180 Feet North of Albany Drive and on the East  
Side of Sorrell Road

Planner I Araceli Botello explained the proposed preliminary plat request and stated that Staff recommends approval with the conditions. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0.

**23-0100R** Consider/Discuss/Act on a Replat for Lot F1R, Lot F2 & F3, Block F for  
Wilmeth Ridge South, of the Southwest Corner of Wilmeth Rd and Ridge  
Rd

Planner I Bhumika Thakore explained the proposed replat request, stated that Staff recommends disapproval of the request due to the lack of conformance with the Engineering Design Manual requirements and the Subdivision Ordinance, and answered questions. Applicant Anthony Loeffel, 400 N. Oklahoma Drive, Celina, TX, explained the proposed replat request and answered questions. Director of Planning Jennifer Arnold explained the process on resubmitting the revised plat to receive final approval. On a motion by Commission Member Lebo, seconded by Commission Member Buettner, the Commission unanimously voted to recommend disapproval of the request per Staff's recommendation, with a vote of 7-0-0.

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-** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site  
**0116SP2** 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

Planner I Jake Bennett explained the proposed site plan variance request. He stated that Staff recommends denial of the request due to a lack of conformance with Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance. Bob Roeder;

Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed request and surrounding properties. He answered questions and requested approval of the request. Chairman Cox opened the public hearing and called for comments. Julie Furlong, 6376 N. McDonald Street, Melissa, TX, stated that their business, Clear Cube Ice, is located next to the subject property. She spoke about the need for a masonry fence to separate the adjacent properties. 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. On a motion by Commission Member Woodruff, seconded by Commission Member Lebo, the Commission unanimously voted to approve the request per the applicant's request with the conditions listed in the Staff Report, with a vote of 7-0-0.

Chairman Cox and Commission Member Taylor stepped down on the following item due to a possible conflict of interest.

Vice-Chairman Mantzey continued the meeting.

**23-0043SP** Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions for a Site Plan for Retail Development (Goody Goody), Located Approximately 670 Feet South of Highlands Drive and on the East Side of South Lake Forest Drive

Planner I Jake Bennett stated that Staff recommended that the public hearing be closed and the item tabled to the June 13, 2023 Planning and Zoning Commission meeting per the applicant's request. Vice-Chairman Mantzey opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing and table the request to the June 13, 2023 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 4-1-2. Commission Member Wattley voted against the motion. Chairman Cox and Commission Member Taylor abstained.

Chairman Cox and Commission Member Taylor returned to the meeting.

Chairman Cox continued the meeting.

**23-0001SUP3** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Utility Substation (Oncor Bloomdale Switch

Station), Located Approximately 1,300 Feet East of U.S. 75 and North of Shawnee Drive

Planner I Jake Bennett explained the proposed specific use permit request. He stated that Staff recommends approval of the request. Planner I Jake Bennett and Director of Planning Jennifer Arnold answered the Commission’s questions. Seth Sampson, Oncor Electric, PO Box 139100, Dallas, TX; Scott Donham, Rayburn Electric Cooperative, 950 Sids Road, Rockwall, TX; and Rob Myers, Kimley-Horn, 6160 Warren Parkway, Frisco, TX explained the proposed specific use permit request, Texas Public Utility Commission’s transmission line route approval process, and answered the Commission’s questions. Chairman Cox opened the public hearing and called for comments. The following 10 residents spoke in opposition to the request and expressed their concerns:

- 1. Sam Stricker, 1020 Evers Drive, McKinney, TX
- 2. Thomas Patterson, 805 Kiowa Drive, McKinney, TX
- 3. Nirmpl Shukla, 4005 Sioux Drive, McKinney, TX
- 4. Sathya Kumar Reddy, 612 Osage Drive, McKinney, TX
- 5. Jean Sorochka, 812 Osage Drive, McKinney, TX
- 6. Joe Powell, 812 Osage Drive, McKinney, TX
- 7. Nicole Zdeb, 504 Osage Drive, McKinney, TX
- 8. John Zdeb, 504 Osage Drive, McKinney, TX
- 9. Gary Caing, 708 Osage Drive, McKinney, TX
- 10. John Swift, 1024 Evers Drive, McKinney, TX

The following 10 residents turned in cards in opposition to the request; however, did not wish to speak during the meeting:

- 1. David Scott Nelson, 4104 Tejas Drive, McKinney, TX
- 2. Tamra Alami, 820 Osage Drive, McKinney, TX
- 3. Corey Pearson, 808 Osage Drive, McKinney, TX
- 4. Satish Dhamodhara, 605 Osage Drive, McKinney, TX
- 5. Peggy Reilly, 4012 Sioux Drive, McKinney, TX
- 6. Pat Reilly, 4012 Sioux Drive, McKinney, TX
- 7. Yuqing Xu, 1008 Evers Drive, McKinney, TX
- 8. Lisa Hu, 1012 Evers Drive, McKinney, TX

- 9. June Zhang, 1105 Evers Drive, McKinney, TX
- 10. George Hu, 1004 Evers Drive, McKinney, TX

On a motion by Commission Member Lebo, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. The Commission asked questions and expressed concerns. Planning Staff and the applicants responded to them. On a motion by Commission Member Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to recommend denial of the 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 June 20, 2023 meeting.

**23-0031Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG 18" - General Residence District, "RS 60" - Single Family Residence District, and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay District, Generally to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the South Side of Fitzhugh Street and on the East and West Sides of South Murray Street

Planning Manager Caitlyn Strickland explained the proposed rezoning request. She stated that Staff recommends approval of the request with the special ordinance provisions listed in the Staff Report. Martin Sanchez, Sanchez and Associates, 2000 N. McDonald Street, McKinney, TX, explained the request and importance of good quality affordable housing. Chairman Cox opened the public hearing and called for comments. The following residents spoke in support of the request and the need of affordable housing in McKinney:

- 1. Allison Monroe, 806 Baker Street, McKinney, TX
- 2. La'Raya Hudson, 901 Murray Place, McKinney, TX

The following residents turned in cards in support of the request:

- 1. Dianca Bell, 703 Throckmorton Place, McKinney, TX
- 2. Jackquonique Davis, 902 Murray Place, McKinney, TX
- 3. Kizzy Davis, 902 Murray Place, McKinney, TX
- 4. Devon Joy Detillion, 914 Fitzhugh Street, McKinney, TX

- 5. Niquisha Hackney, 703 Drexel, McKinney, TX
- 6. N’Neka Hill. 1001 Throckmorton, McKinney, TX
- 7. Leroy Slaton, 703 Throckmorton Place, McKinney, TX
- 8. Deshuna Taylor, 906 Throckmorton, McKinney, TX
- 9. Tyneisha Traylor, 602 Center Street, McKinney, TX

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, 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 June 20, 2023 meeting.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox called for Commission or Staff comments.

The Commission discussed how important it is for the citizens to attend the meetings and be involved in the process. Chairman Cox expressed his appreciate for the Planning Department and Police Department Staff that attended the meeting.

Planning Manager Caitlyn Strickland reminded the Commission that the city of McKinney Boards and Commissions application deadline is June 16, 2023.

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 8:30 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