

## **PLANNING AND ZONING COMMISSION**

**OCTOBER 9, 2018**

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 9, 2018 at 6:00 p.m.

Mayor Present: Mayor George C. Fuller

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Pamela Smith

Staff Present: City Secretary Empress Drane; Planning Manager Samantha Pickett; Planners Melissa Spriegel, David Soto, Rhys Wilson, and Kaitlin Gibbon; and Administrative Assistant Terri Ramey

There were approximately ten guests present.

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

### **18-831 Election of Chair and Vice-Chair**

The Commission unanimously approved the motion by Commission Member McCall, seconded by Commission Member Kuykendall, to elect Bill Cox as Chairman, with a vote of 7-0-0.

The Commission approved the motion by Commission Member Smith, seconded by Commission Member Kuykendall, to elect Brian Mantzey as Vice-Chairman, with a vote of 6-0-1. Vice-Chairman Mantzey abstained.

Chairman Cox continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member McCall, seconded by Vice-Chairman Mantzey, to approve the following four Consent items.

### **18-830 Minutes of the Planning and Zoning Commission Regular Meeting of September 25, 2018**

### **18-0216CVP Consider/Discuss/Act on a Conveyance Plat for Lot 1, Block A, of the Reserve at Westridge Park, Located Approximately 440 Feet West of Independence Parkway and on the North Side of Hidden Haven Drive**

**18-0205PF** Consider/Discuss/Act on a Preliminary Final Plat for Lots 1R2, 2R2, 3R - 18R, Block B, of the Wilson Creek Crossing Addition, Located on the Southwest Corner of U.S Highway 380 (W. University Drive) and N. Lake Forest Drive

**18-0181PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R1 and 5 - 18, Block A, of the Parcel 601/603 Addition, Located Approximately 400 Feet East of Custer Road and on the South Side of U.S. Highway 380 (W. University Drive)

END OF CONSENT

#### REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**18-0100Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial Overlay District and "CC" - Corridor Commercial Overlay District, Located Approximately 800 Feet East of Hardin Boulevard and on the North Side of State Highway 121 (Sam Rayburn Tollway). Ms. Melissa Spriegel, AICP, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone the subject property generally for commercial uses. Ms. Spriegel stated that the current agricultural zoning has been in place since the property was annexed into the City; however, the intent was to rezone the property for non-residential uses as development grew in the area. She stated that given the growing development along State Highway 121 (Sam Rayburn Tollway) and the increase of non-residential development in the area, it is Staff's professional opinion the rezoning request is appropriate for the subject property and will help to develop this portion of the tollway for regional commercial uses. Ms. Spriegel stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Smith stated that she

drove by the subject property prior to this meeting. She asked if the powerlines on the property would cause a constraint on developing the property. Ms. Spiegel stated that Staff had not evaluated it at this time. She stated that Staff would look at that when the site plan was submitted to the City. Ms. Samantha Pickett, AICP, Planning Manager for the City of McKinney, stated that the City has provisions to account for issues pertaining to landscaping near overhead powerlines. Commission Member Smith stated that she was curious if the types of uses could be effected by the overhead powerlines. Ms. Pickett stated that they could affect the height of the buildings. Mr. Grayson Hughes, Big Red Dog Engineering, 8144 Walnut Hill Lane, Dallas, TX, stated that it is the intent of the property owner to subdivide the subject property. He briefly explained the proposed rezoning request. Mr. Hughes stated that since they could not subdivide agricultural property to less than 10 acres, they felt rezoning the property to a "C3" – Regional Commercial District would keep the property flexible for future development. He offered to answer questions. There were none. Chairman Cox opened the Public Hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member McCall, the Commission unanimously voted to close the Public Hearing and recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the November 6, 2018 City Council meeting.

- 18-0114SP** Conduct a Public hearing to Consider/Discuss/Act on a Site Plan for an Amenity Center (Del Webb at Trinity Falls Amenity Center), Located Approximately 1,200 Feet East of County Road 281 and Approximately 3,300 Feet North of Trinity Falls Parkway. Ms. Melissa Spiegel, AICP, Planner I for the City of McKinney, explained the proposed site plan. She stated that the applicant is proposing to construct a 9,231 square foot

amenity center (Del Webb at Trinity Falls Amenity Center) on 12.11 acres of land. She stated that typically site plans can be approved by Staff; however, the applicant is requesting a variance that must be approved by the Planning and Zoning Commission. Ms. Spiegel stated that the applicant is requesting approval to waive the required screening adjacent to the single family residential uses located to the north and west of the subject property. She stated that in the letter of intent the applicant indicates that the Del Webb community encourages open views and feels that the solid masonry wall will obstruct those views. Ms. Spiegel stated that the applicant is providing the required ten foot landscape buffer with canopy trees along the north and west property lines. She stated that given the landscape buffer and the location of the amenity center building and courts, the closest point being 132 feet from the adjacent residential properties, it is Staff's professional opinion that waiving the screening device will not have a negative impact on the adjacent single family residential uses. Ms. Spiegel stated that Staff has no objection to the applicant's request and offered to answer questions. There were none. Mr. Matt Duenwald, Kimley-Horn & Associates, 13455 Noel Road, Dallas, TX, briefly explained the variance request. He stated that the adjacent residential properties would have access to the proposed amenity center and they wanted them to have access and view of it from their properties. Mr. Duenwald offered to answer questions. There were none. Chairman Cox opened the Public Hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed site plan as conditioned in the Staff Report.

**18-0215PFR** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1, 2, 3, and 4, Block A, CR Urban Res. Addition, Located on the Northeast Corner of Henneman Way and Alma Road.

Mr. David Soto, Planner I for the City of McKinney, explained the proposed preliminary-final replat request. He stated that the applicant is proposing to replat two existing lots into four lots for multi-family uses. Mr. Soto stated that the applicant met all of the requirements of the Subdivision Ordinance. He stated that Staff recommends approval of the proposed preliminary-final replat and offered to answer questions. Commission Member McCall asked for clarification on what changed. Mr. Soto stated that the applicant is rezoning two existing lots into four lots to match the rezoning of the subject property that took place in August 2018. Vice-Chairman Mantzey asked if Lot 2, Block A was proposed to be a park. Mr. Soto stated that Lot 2 is proposed to be the linear park that was part of the "PD" – Planned Development District. Mr. Jonathan Hake, Cross Engineering Consultants, Inc., 131 S. Tennessee Street, McKinney, TX, stated that this is a follow-up preliminary-final plat to match the zoning that was passed back in August. He concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the Public Hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Smith, the Commission unanimously voted to close the Public Hearing and approve the preliminary-final replat as recommended by Staff. Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for this preliminary-final replat.

#### END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox and Ms. Samantha Pickett, AICP, Planning Manager for the City of McKinney, welcomed Commission Members Doak and Haeckler to the Planning and Zoning Commission.

Ms. Pickett announced a training opportunity to the American Planning Association Texas Chapter for next week. She asked that any Commission Member interested to contact Terri Ramey for further details.

Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:16 p.m.

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BILL COX  
Chairman