

PLANNING AND ZONING COMMISSION

JANUARY 14, 2020

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, January 14, 2020 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor. Alternate Charles S. Wattley was in attendance; however, he did not participate in the meeting.

Staff Present: Director of Planning Jennifer Arnold; Planners David Soto, Kaitlin Gibbon, and Joseph Moss; and Administrative Assistant Terri Ramey

There were six 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.

Commission Member Taylor stepped down on the following Consent Items due to a possible conflict of interest regarding item # 19-0107SP.

The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Commission Member Doak, to approve the following two Consent items, with a vote of 6-0-1. Commission Member Taylor abstained.

20-0042 Minutes of the Planning and Zoning Commission Regular Meeting of December 10, 2019.

19-0107SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office-Warehouse Building, Located on the Southwest Corner of Redbud Boulevard and Central Circle.

END OF CONSENT

Commission Member Taylor returned to the meeting.

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

Commission Member Haeckler stepped down on the following item # 19-0116Z due to a possible conflict of interest.

19-0116Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family Residential Uses, Located Approximately 2075 Feet North of Wilmeth Road and on the West Side of James Pitts Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He distributed a conceptual layout of the subject property prior to the meeting. Mr. Soto stated that the applicant was requesting to rezone approximately 12.64 acres of land from "AG" – Agricultural District to "PD" – Planned Development District, generally to allow for multi-family residential uses and modify the development standards. He stated that the proposed rezoning request modifies the height, setbacks, and parking requirements for multi-family residential uses. Mr. Soto explained the proposed exceptional qualities. He stated that when looking at the surrounding area, Staff was of the opinion that the proposed rezoning request would create a quality development that would blend well with the surrounding area and act as a transition from the east with the envisioned higher intensity Collin Square mixed-use development towards the west. Mr. Soto stated that the subject property was in conformance with the placetype shown in the ONE McKinney 2040 Comprehensive Plan. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; Suite 300; McKinney, TX; concurred with the Staff Report. He explained the proposed rezoning request and provided justification on each requested

modification Mr. Roeder requested a favorable recommendation 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 McCall, the Commission voted to close the public hearing and recommend approval of the proposed rezoning request per Staff's recommendation, with a vote of 6-0-1. Commission Member Haeckler abstained. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 4, 2020.

Commission Member Haeckler returned to the meeting.

19-0124Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "LI" - Light Industrial District to "LI" - Light Industrial District, Located Approximately 160 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street). Ms. Kaitlin Gibbon, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that a similar rezoning request for the subject property was brought before the Planning and Zoning Commission on October 22, 2019 and was ultimately approved by City Council on December 3, 2019. Ms. Gibbon stated that in the previous case, a small portion of the subject property was not included in the exhibit and approved ordinance. She stated that in order to ensure that this does not cause any issues for the applicant with the development, Staff was bringing this case forward with the correct exhibits. Ms. Gibbon stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Ryan Spears, Goodwin and Marshall, Inc, 2405 Mustang Drive, Grapevine, TX, briefly explained the proposed rezoning request. He stated that there was a discrepancy between the metes and bounds and the approved ordinance. Mr. Spears 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 Haeckler, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request per the Staff's recommendations, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 21, 2020.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

On a motion by Commission Member Kuykendall, seconded by Commission Member Haeckler, 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 6:15 p.m.

BILL COX
Chairman