

PLANNING AND ZONING COMMISSION

MARCH 22, 2022

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, March 22, 2022 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Bry Taylor, Charles Wattley, and Scott Woodruff

Commission Members absent: Deanna Kuykendall

Alternate Members absent: Russell Buettner and Eric Hagstrom

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planner II Kaitlin Gibbon; Planners Jake Bennett, Lexie Schrader, and Sofia Sierra; and Administrative Assistant Terri Ramey

There were 15 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.

The Commission unanimously approved the motion by Commission Member Woodruff, seconded by Commission Member Doak, to approve the following Consent item as recommended by Staff, with a vote of 6-0-0.

22-0267 Minutes of the Planning and Zoning Commission Regular Meeting of March 8, 2022.

END OF CONSENT AGENDA

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

22-0023PF Consider/Discuss/Act on a Preliminary-Final Plat for Columbus McKinney, Located at the Northeast Corner of State Highway 5 (McDonald Street) and East Virginia Street.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed preliminary-final plat request. She stated that Staff recommends approval of the request as conditioned in the Staff Report. The Commission unanimously approved the motion by Commission Member Doak, seconded by Commission Member Woodruff, to approve the proposed preliminary-final plat as recommended by Staff, with a vote of 6-0-0.

22-0024CVP Consider/Discuss/Act on a Conveyance Plat for SEC Custer Silverado Addition, Lots 1 and 2, Block A, Located on the Northeast Corner of Custer Road and Silverado Trail.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed conveyance plat request. She stated that Staff recommends approval of the request as conditioned in the Staff Report. The Commission unanimously approved the motion by Commission Member Doak, seconded by Commission Member Taylor, to approve the proposed conveyance plat as recommended by Staff, with a vote of 6-0-0.

22-0026PF Consider/Discuss/Act on a Preliminary-Final Plat for Shaded Tree Addition, Located Southeast Corner of County Road 202 and Weston Road (FM 543).

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed preliminary-final plat request. She stated that Staff recommends disapproval of the request due to its lack of conformance with the requirements of the Engineering Design Manual and the Subdivision Ordinance. The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, to disapprove the proposed preliminary-final plat as recommended by Staff, with a vote of 6-0-0.

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.

21-0098SP Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions for a Site Plan for an Office Building (Day6 Barn), Located at 204 Cloyd

Street.

Ms. Sofia Sierra, Planner I for the City of McKinney, explained the proposed site plan request and design exceptions. She stated that Staff typically can approve site plans within the “MTC” – McKinney Town Center Zoning District; however, the applicant requested Design Exceptions to the building material and roof form requirements of the “MTC” – McKinney Town Center Zoning District. Ms. Sierra stated that Staff recommends approval of the request as conditioned in the Staff Report. Mr. Casey McBroom, Cross Engineering, 1720 W. Virginia Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if the proposed design exceptions were to blend in with the surrounding neighborhood. Mr. McBroom stated that he was the Civil Engineer on the project. He stated that it was his understanding that they wanted to match The Yard next door and the neighboring buildings. Chairman Cox stated that taking on a Downtown McKinney property with a creative use was exciting. He opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Alternate Commission Member Mantzey, seconded by Commission Member Doak, to close the public hearing and approve the request per Staff’s recommendation, with a vote of 6-0-0.

22-0002SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window (Dutch Bros Coffee), Located at 1605 Eldorado Parkway.

Ms. Sofia Sierra, Planner I for the City of McKinney, explained the proposed specific use permit request to allow a restaurant including a drive-through window. She stated that Staff recommends approval of the request. Mr. Sam Moore, Main & Main Capital Group, 2505 Peshurst Court, Celina, TX, 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, the Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, to close the public hearing and recommend approval of the proposed specific use permit as recommended by Staff, with a vote of 6-0-0. Chairman Cox stated that

the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 19, 2022.

21-0117Z 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 Single Family, Multi-Family and Commercial Uses, Located on the South Side of Stacy Road and Approximately 1,550 Feet East of Custer Road.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request with the special ordinance provisions listed in the Staff Report. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed rezoning request and the development regulations. He briefly discussed some of their outreach efforts with the surrounding property owners. Commission Member Woodruff asked if the proposed amenities would be shared by the multi-family and town homes uses. Mr. Roeder stated that those details had not been worked out at this time. Vice-Chairman Mantzey asked about the path that goes under Stacy Road that dead ends on the subject property. He asked if they were considering completing the path and when might it be completed. Mr. Roeder stated that was not a zoning issue and would be addressed during the site planning phase. He believed that they ultimately plan to finish the path; however, he was unsure during which phase that it would be completed. Chairman Cox opened the public hearing and called for comments. Chairman Cox stated that two letters of support and one letter of opposition were emailed to Staff after the packet was completed and copies were distributed to the Commission prior to the meeting. He stated that the letters would be forwarded on to City Council. The following three individuals spoke in favor of the proposed request.

- Mr. Brian Loughmiller, 6305 Wildwood Drive, McKinney, TX, stated that he serves on the board of SPCA of Texas. He explained the reason behind selling the subject property.
- Mr. Ron Simons, 8600 Dewland Drive, McKinney, TX

- Mr. David H. Craig, 6850 TPC Drive, McKinney, TX, discussed the outreach opportunities they provided to the surrounding property owners. He stated that they have been working with the Parks Department regarding continuing the hike and bike path that Vice-Chairman Mantzey asked about earlier. Mr. Craig stated that the proposed development would further the vision of Craig Ranch.

On a motion by Commission Member Doak, seconded by Commission Member Woodruff, the Commission unanimously approved the motion to close the public hearing, with a vote of 6-0-0. Vice-Chairman Mantzey, Commission Member Doak, and Commission Member Taylor spoke in favor of the request. On a motion by Commission Member Doak, seconded by Commission Member Taylor, the Commission unanimously approved the motion to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 19, 2022.

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. There were none.

On a motion by Commission Member Woodruff, seconded by Commission Member Doak, the Commission unanimously voted to adjourn the meeting, with a vote of 6-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:32 p.m.

BILL COX
Chairman