

PLANNING AND ZONING COMMISSION

SEPTEMBER 13, 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, September 13, 2022 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Deanna Kuykendall, Bry Taylor, Scott Woodruff, and Eric Hagstrom - Alternate

Commission Members absent: Hamilton Doak, Charles Wattlely, and Russell Buettner – Alternate

Staff Present: Director of Planning Jennifer Arnold, Planning Manager Caitlyn Strickland, Planners Jake Bennett and Lexie Schrader, and Administrative Assistant Terri Ramey

There were approximately 25 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 Consent Agenda.

22-0837 Minutes of the Planning and Zoning Commission Regular Meeting of August 23, 2022.

The Commission unanimously approved the motion by Commission Member Woodruff, seconded by Vice-Chairman Mantzey, to approve the Minutes of the Planning and Zoning Commission Regular Meeting of August 23, 2022, with a vote of 6-0-0.

Commission Member Taylor stepped down on the following Concept Plan for Modera McKinney Ridge due to a possible conflict of interest.

22-0001CP Consider/Discuss/Act on a Concept Plan for Modera McKinney Ridge, Located on the East Side of Future Hardin Boulevard and Approximately 1,500 Feet North of Bloomdale Road.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed concept plan. He stated that Staff was recommending approval and offered to answer questions. Vice-Chairman Mantzey asked if the Commission would be seeing additional concept plans due to the governing zoning ordinance (“PD” – Planned Development District Ordinance No. 1703) covering a larger track of land than just the subject property. Mr. Bennett said yes. Vice-Chairman Mantzey stated that the “PD” – Planned Development District was very old zoning that would allow for some density that the public might have concerns with; however, would be allowed by right. On a motion by Commission Member Woodruff, seconded by Vice-Chairman Mantzey, the Commission voted to recommend approval of the Concept Plan for Modera McKinney Ridge, with a vote of 5-0-1. Commission Member Taylor abstained. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the September 20, 2022 meeting.

END OF CONSENT AGENDA

Commission Member Taylor returned to the meeting.

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0013SUP Permit Request for a Restaurant with Drive-Through Window (Seven Brew Coffee), Located on the Northwest Corner of U.S. Highway 380 (University Drive) and Sharon Lane. (REQUEST TO BE TABLED)

Ms. Lexie Schrader, Planner I for the City of McKinney, stated that Staff recommended that the public hearing be continued and the item tabled to the September 27, 2022 Planning and Zoning Commission Meeting due to notification signs not being posted on the subject property in the timeframe required by the Zoning Ordinance. She offered to answer questions. There were none. The applicant did not make a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Taylor, the Commission unanimously voted to continue the public hearing and table the item to the September 27, 2022 Planning and Zoning Commission meeting per Staff’s recommendation, with a vote of 6-0-0.

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0009SUP Permit Request for a Pump Station (North Texas Municipal Water District), Located at 3701 Redbud Boulevard.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed specific use permit request. She stated that Staff was recommending approval and offered to answer questions. Commission Member Woodruff asked if the proposed chain-link fencing was an approved screening material. Ms. Schrader stated that the chain-link fencing is permitted and consistent with the fencing on the Redbud Pump Station site. 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 and recommend approval of the request per Staff's recommendation, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the October 3, 2022 meeting.

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0016SUP Permit Request for Personal Service (Carrie Radish Wax Company), Located at 8751 Collin McKinney Parkway, Suite 1803.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed specific use permit request. She stated that Staff was recommending approval and offered to answer questions. Commission Member Woodruff asked if the proposed specific use permit would be applicable only to suite # 1803 on the subject property or to the whole property. Ms. Schrader stated that it would only apply to suite # 1803 in the development. Ms. Carrie Radcliff, 1434 McClure Drive, Allen, TX, explained the proposed request. 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 and recommend approval of the request per Staff's recommendation, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the October 3, 2022 meeting.

22-0083Z 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 and to Allow Commercial Uses and a Pet Store, Kennel, Animal Boarding (Outdoor Runs) Use, Located at 9446 Virginia Parkway.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that after the Staff Report was published, the applicant asked to include a veterinarian use with no outdoor runs on Tract B. Ms. Schrader stated that Staff does not have any concerns with that use being included on that tract of property. She stated that Staff was recommending approval of the request and offered to answer questions. There were none. Mr. Rob Cottingham, 4201 Lomo Alto Drive, Dallas, TX, explained the proposed request. He stated that Underdog Kennels was locally owned and family operated. Mr. Cottingham stated that they currently have a location near Love Field and want to open a second location. He briefly discussed the daily operations at the facility. Chairman Cox opened the public hearing and called for comments. Mr. Paul Metzger, President of the Aero Country East Association, 9405 Piper Cub Drive, McKinney, TX, stated that he did not object to the request. He wanted to make sure that the restrictions were followed regarding the easement and the access on the left of Swift Lane. Mr. Metzger requested that they comply with any Federal Aviation Administration (FAA) regulations. On a motion by Commission Member Kuykendall, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing and recommend approval of the request with allowing a veterinarian use with no outdoor runs would be included on Tract B, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the October 3, 2022 meeting.

22-0084Z 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 and to Allow Single Family Attached Residential Uses, Located on the North Side of Wilson Creek Parkway and Approximately 150 feet West of Big Bend Drive.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the request and offered to answer questions. There were none. Mr. Jim Richey, Richey Development Engineering, 6800 Weiskepf Avenue, McKinney, TX, explained the request and offered to answer questions. Vice-Chairman Mantzey asked if they have a product type in mind for the proposed lots sizes. Mr. Richey stated that they were still working on it. Vice-Chairman Mantzey asked how many units were being considered. Mr. Richey stated that they were looking at approximately 33 units for the two properties. 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 recommend approval of the request per Staff's recommendation, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the October 3, 2022 meeting.

22-0089Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located Approximately 2,950 Feet East of FM 1827 and on the South Side of U.S. Highway 380 (University Drive).

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that Staff was recommending approval and offered to answer questions. There were none. Ms. Sherry Geer Williams explained the proposed request 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 Kuykendall, the Commission unanimously voted to recommend approval of the request per Staff's recommendation, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the October 3, 2022 meeting.

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. Three audience members were acknowledged for attending the meeting.

On a motion by Commission Member Woodruff, seconded by Commission Member Taylor, 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 6:34 p.m.

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

BILL COX
Chairman