

PLANNING AND ZONING COMMISSION

APRIL 26, 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, April 26, 2022 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Deanna Kuykendall, Russell Buettner – Alternate, and Eric Hagstrom – Alternate

Commission Members absent: Bry Taylor, Charles Wattle, and Scott Woodruff

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

There were five 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 Information Sharing Item. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, gave an update to some recent cases that went before City Council.

22-0382 Director's Report.

Chairman Cox called for the Consent Agenda item. The Commission unanimously approved the motion by Commission Member Vice-Chairman Mantzey, seconded by Commission Member Doak, to approve the following Consent item as recommended by Staff, with a vote of 6-0-0.

22-0383 Minutes of the Planning and Zoning Commission Regular Meeting of April 12, 2022.

END OF CONSENT

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

22-0021Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southeast Corner of Virginia Parkway and Coit Road (REQUEST TO BE TABLED).

Mr. Jake Bennett, Planner for the City of McKinney, stated that Staff recommended that the public hearing be continued and the item tabled to the May 10, 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. He offered to answer questions. Chairman Cox asked if the applicant was aware of Staff's recommendation. Mr. Bennett said yes. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to continue the public hearing and table the request to the May 10, 2022 Planning and Zoning Commission meeting, with a vote of 6-0-0.

22-0004SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Development (Aster Park), Located on the North Side of FM 1461 and Approximately One Mile East of FM 2478.

Mr. Jake Bennett, Planner for the City of McKinney, explained the proposed specific user permit request to allow a private street subdivision. He stated that the private streets would be maintained by the Homeowner's Association and must meet the requirements of the Engineering Design Manual. Mr. Bennett stated that Staff recommends approval with the special ordinance provisions listed in the Staff Report and offered to answer questions. Vice-Chairman Mantzey stated that this could be the largest private street subdivision proposed in McKinney. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that there would be approximately four private street, gated subdivisions located within the proposed specific use permit area with a main public street going through the area. Mr. Dustin Davidson, 2700 Commerce Street, Dallas, TX, explained the proposed specific use permit request and offered to

answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and recommended 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 will be forwarded to the City Council for final action at the May 17, 2022 meeting.

22-0021SP Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions for a Site Plan for an Art and Pottery Studio, Located at 501 North Tennessee Street.

Ms. Sofia Sierra, Planner for the City of McKinney, explained the proposed site plan. She stated that Staff has no objections to the proposed design exceptions and recommended approval of the request. Ms. Sierra offered to answer questions. There were none. Mr. Jay Shastry, 3846 NW Devoto Lane, Portland, OR, explained the proposed site plan request and offered to answer questions. Chairman Cox and Alternate Commission Member Buettner asked if Mr. Shastry lived in and/or owned the property to the west of the subject property. Mr. Shastry stated that he currently lives in Portland, OR and owns the property to the west of the subject property. Alternate Commission Member Buettner asked if there had been communications with the adjacent property owner. Mr. Shastry said yes and that the adjacent property owners were in support of the proposed development. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing and approve the request per Staff's recommendation, with a vote of 6-0-0.

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. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that tonight would be Ms. Sofia Sierra's last meeting with us due to going to work in the private sector.

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, 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 6:18 p.m.

BILL COX
Chairman