

PLANNING AND ZONING COMMISSION

MARCH 8, 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 8, 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, Bry Taylor, Charles Wattley, and Scott Woodruff

Alternate Commission Members Present; however, did not participate in the meeting: Russell Buettner and Eric Hagstrom

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planner II Kaitlin Gibbon; Planners Jake Bennett and Lexie Schrader; 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.

The Commission unanimously approved the motion by Commission Member Kuykendall, seconded by Commission Member Woodruff, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

22-0224 Minutes of the Planning and Zoning Commission Regular Meeting of February 8, 2022.

END OF CONSENT AGENDA

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

22-0021PF Consider/Discuss/Act on a Preliminary-Final Plat for Goodman Ranch Addition, Located Approximately 1650 Feet North of FM-1461 and Approximately 1 Mile West of County Road 166.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed preliminary-final plat request. He stated that Staff recommends disapproval of the

request due to its lack of conformance with the Engineering Design Manual and the Subdivision Ordinance. Mr. Bennett stated that the applicant was aware of Staff's recommendation for disapproval. The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, to disapprove the following Plat as recommended by Staff, with a vote of 7-0-0.

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.

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0001SUP Permit Request for a Personal Service Use (Authentic Thai Massage Therapy), Located at 8751 Collin McKinney Parkway, Suite 203.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed specific use permit to allow for a personal service use (Authentic Thai Massage Therapy). He stated that Staff recommends approval of the request with the special ordinance provision listed in the Staff Report. The applicant was not present at the meeting to discuss the request. Chairman Cox opened the public hearing and called for comments. Mr. Eric Hanson, 8195 Shackelford Drive, Frisco, TX, spoke in opposition to the request. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously voted to recommend approval of the request per Staff's recommendation, 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 April 5, 2022.

- 21-0188Z** 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 for a Telecommunications Tower, Located 3109 South 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. Vincent Huebinger, 1715 Capital of Texas Highway, Austin, TX, explained the proposed rezoning request and gave a presentation. 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, with a vote of 7-0-0. Vice-Chairman Mantzey and Commission Member Taylor stated that they were in support of the request. On a motion by Commission Member Doak, seconded by Commission Member Kuykendall, the Commission unanimously voted to recommend approval of the proposed rezoning request, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the April 5, 2022 City Council 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. There were none.

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

BILL COX
Chairman