

## PLANNING AND ZONING COMMISSION

OCTOBER 12, 2021

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, October 12, 2021 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 Wattlely, and Scott Woodruff

Alternate Commission Member Present; however, did not participate in the meeting: Russel Buettner

Alternate Commission Member Absent: Eric Hagstrom

Staff Present: Director of Planning Jennifer Arnold; Planning Manager; Planner II Kaitlin Sheffield; Planners Jake Bennett and Sofia Sierra; IT Desktop Support Technician Robert Lisenby; and Administrative Assistant Terri Ramey

There were eight guests present.

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, called the meeting to order at 6:00 p.m. after determining a quorum was present.

Chairman Cox administered the Oath of Office and Statement of Appointed Official to Alternate Commission Member Buettner.

Ms. Strickland called for public comments on non-public hearing agenda items. There were none.

### **21-0882** Election of the Chair and Vice-Chair

Ms. Strickland called for the election of the Vice-Chair. On a motion by Commission Member Doak, seconded by Commission Member Woodruff, the Commission unanimously voted to reelect Brian Mantzey as the Vice-Chairman, with a vote of 7-0-0.

Ms. Strickland called for the election of the Chair. On a motion by Commission Member Taylor, seconded by Commission Member Kuykendall, the Commission unanimously voted to reelect Bill Cox as the Chairman, with a vote of 7-0-0.

Chairman Cox called for the consideration of the Consent Items. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously approved the following two Consent Items, with a vote of 7-0-0.

**21-0883** Minutes of the Joint Meeting of the City Council and Planning & Zoning Commission of September 28, 2021.

**21-0884** Minutes of the Planning & Zoning Commission Regular Meeting of September 28, 2021.

END OF CONSENT AGENDA

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

**21-0150CVP** Consider/Discuss/Act on a Conveyance Plat for 380 Commons at Headington Heights Addition, Lots 6A, 6B, and 6C, Block A, Located Approximately 516 Feet South of U.S. Highway 380 (University Drive) on the West Side of North Hardin Boulevard.

Ms. Sofia Sierra, Planner for the City of McKinney, explained the proposed conveyance plat. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the request 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.

**21-0007SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Automobile Dealership Sales (Best Price Auto Group), Located at 751 North Central Expressway (REQUEST TO BE TABLED).

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the October 26, 2021 Planning & Zoning Commission meeting due to notifications signs not being posted on the subject property in the timeframe required by the Zoning Ordinance. There were no public comments. On a motion by Commission Member

Kuykendall, seconded by Commission Member Wattley, the Commission unanimously approved the motion to continue the public hearing and table the request to the October 26, 2021 Planning & Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**21-0116Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, Located at 4021 South Custer Road (REQUEST TO BE TABLED).

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the October 26, 2021 Planning & Zoning Commission meeting due to notifications signs not being posted on the subject property in the timeframe required by the Zoning Ordinance. There were no public comments. On a motion by Commission Member Kuykendall, seconded by Commission Member Taylor, the Commission unanimously approved the motion to continue the public hearing and table the request to the October 26, 2021 Planning & Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**21-0048SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Car Wash (Clean Car Wash) Located at 6211 W University Dr.

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed site plan and variance requests. She stated that Staff recommends approval of the proposed site plan and variances as conditioned in the Staff Report. Mr. Morad Elwir, Atwell, LLC, 9001 Airport Freeway, North Richland Hills, TX, explained the proposed request. There were no public comments. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

**21-0127Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to

Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the North Side of Eldorado Parkway and on the West Side of U.S. Highway 75 (Central Expressway).

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. Mr. Bill Dahlstrom, 2323 Ross Avenue, Dallas, TX, and Mr. David Spagnolo, 6959 Lebanon, Frisco, TX, explained the proposed request. There were no public comments. 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 proposed rezoning request as recommended by Staff, 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 October 19, 2021.

**END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

Chairman Cox called for Public Comments regarding matters not on the agenda. There were none.

On a motion by Commission Member Woodruff, seconded by Commission Member Taylor, 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 6:27 p.m.

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BILL COX  
Chairman