

PLANNING AND ZONING COMMISSION

FEBRUARY 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, February 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, Scott Woodruff, Russell Buettner – Alternate, and Eric Hagstrom - Alternate

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

There were approximately 20 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. The following two people spoke:

- Ms. JoAnn Kelly-Graham, 1373 County Road 278, Melissa, TX
- Mr. Bill Daniel, 410 Fannin Road, Melissa, TX

END OF PUBLIC COMMENTS ON NON-PUBLIC HEARING AGENDA ITEMS

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, to approve the following two Consent items # as recommended by Staff, with a vote of 7-0-0.

22-0118 Minutes of the Planning and Zoning Commission Regular Meeting of January 25, 2022.

21-0003C Consider/Discuss/Act on a Concept Plan for Golden Chick, Located 1545 North Custer Road.

END OF CONSENT AGENDA

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

- 22-0004CVP** Consider/Discuss/Act on a Conveyance Plat for HEB at Coit Addition, Lots 1 and 2, Block A, Located on the Southeast Corner of Coit Road and Highway 380.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed conveyance plat request. She stated that Staff recommends approval with the conditions listed in the Staff Report and offered to answer questions. There were none. On a motion by Vice-Chairman Mantzey, second by Commission Member Wattley, the Commission unanimously approved the request as recommended by Staff, with a vote of 7-0-0.

- 22-0005PF** Consider/Discuss/Act on a Preliminary-Final Plat for Willow Wood Phase 8, Located on the South Side of County Road 278 and Approximately 1,800 Feet East of State Highway 5 (McDonald Street).

Mr. Sofia Sierra, Planner I for the City of McKinney, explained the proposed preliminary-final plat request. She stated that Staff recommends approval with the conditions listed in the Staff Report and offered to answer questions. Chairman Cox stated that the adjacent property owners would be able to speak with City Staff about the process and what to expect on the proposed development. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that she already sent an email to the City of McKinney Engineering Department to discuss the traffic impact and the impact on the adjacent trees concerns of the adjacent property owners. Vice-Chairman Mantzey stated that this area some of the roads were handled by the City and other areas were handled by the County. Ms. Strickland stated that was correct. On a motion by Commission Member Doak, second by Vice-Chairman Mantzey, the Commission unanimously approved 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.

- 21-0071SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Car Wash (Clear Water Car Wash) Located at 5271 West University Drive.

Ms. Sofia Sierra, Planner I for the City of McKinney, explained the proposed site plan and variance request. She stated that Staff recommends approval of the request with the conditions listed in the Staff Report and offered to answer questions. There were none. Mr. Steven Homeyer, Homeyer Engineering, P.O. Box 294527, Lewisville, 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, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

- 21-** Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit
0017SUP Request to Allow for an Indoor Gun Range, Located at 2100 North McDonald Street.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed specific use permit request. He stated that Staff recommends approval of the request with the special ordinance provision listed in the Staff Report and offered to answer questions. There were none. Ms. Stephanie Tutt, Kimley-Horn, 260 E. Davis Street, McKinney, TX, requested approval of the specific use permit 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 Commission Member Kuykendall, seconded by Commission Member Woodruff, the Commission unanimously approved the motion to close the Public Hearing and recommend approval of the request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the March 15, 2022 City Council meeting.

- 21-0038Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District to Allow for Commercial and Multi-Family Residential Uses, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 600 Feet North of the Intersection of County Road 278 and Fannin Road.

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed zoning request. She stated that an associated voluntary annexation request (21-0004A) will be considered by City Council at the March 1, 2022 meeting. Mr. Jack Zanger,

Triangle Engineering, 2949 Parkwood Boulevard, Frisco, TX, explained the propose zoning request and offered to answer questions. Chairman Cox stated that there had been concerns about the traffic and roads in this area. Mr. Zanger stated that the site would be developed in the future. He stated that there would be right-of-way dedication, contributions to the improvements along Fannin Road, building setbacks, and landscape buffering. Mr. Zanger stated that at least 30% of the property would have living landscaping or open space. Chairman Cox opened the public hearing and called for comments. Ms. JoAnn Kelly-Graham, 1373 County Road 278, Melissa, TX, Mr. Bill Daniel, 410 Fannin Road, Melissa, TX, Ms. Judy Furlong, 6376 N. McDonald Street, Melissa, TX, and Mr. Richard Carper, 415 Fannin Road, Melissa, TX turned in speaker cards and/or spoke in regard to the proposed zoning request. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously approved the motion to close the public hearing, with a vote of 7-0-0. Commission and Staff discussed proposed zoning request with staff relating to screening, lighting, Right-of-Way, and future easement requirements. Commission also discussed citizen concerns and future communication process in regard to future development of the property. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to recommend approval of the proposed zoning 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 March 1, 2022 City Council meeting.

END OF THE REGULAR AGENDA AND PUBLIC HEARINGS

Chairman Cox called for Commission and Staff Comments. There were none.

On a motion by Commission Member Kuykendall, 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 6:55 p.m.

BILL COX
Chairman