

## PLANNING AND ZONING COMMISSION

JULY 9, 2024

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, July 9, 2024 at 6:00 p.m.

City Council Present: Patrick Cloutier and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Steve Lebo, Russell Buettner, Charles Wattley, Gina Hammack – Alternate, and Aaron Urias - Alternate

Commission Members Absent: Jesse Conrad, Bry Taylor, and Deidre Woodard

Staff Present: Director of Planning Jennifer Arnold; Assistant Director of Engineering Matt Richardson; Planning Manager Caitlyn Strickland; Planner IIs Jake Bennett and Roderick Palmer; Planner I Araceli Botello, Cameron Christie, and Stewart Starry; Audio/Video Technician Joshua Arias; and Administrative Assistant Terri Ramey

There were over 100 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 consideration of the following Consent Item. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, to approve the following Consent item as recommended by Staff, with a vote of 6-0-0.

**24-1745** Minutes of the Planning and Zoning Commission Regular Meeting of  
June 25, 2024

END OF CONSENT AGENDA

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

**23-0081SP** Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for a Restaurant with Drive-Through (McDonalds), Located at 12081 West University Drive

Araceli Botello, Planner I for the City of McKinney, gave the presentation. The Commission asked questions which were addressed by staff. Leslie Ford, 1008 Macon Street, Fort Worth, TX, applicant, explained the request. Chairman Cox opened the public hearing and called for comments. Drew Donosky, Claymoore Engineering, 1903 Central Drive, Bedford, TX, gave some history on the project. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, to close the public hearing and recommend approval of the request as recommended by staff, with a vote of 6-0-0.

**24-0043Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 1565 North Hardin Boulevard

Jake Bennett, Planner II for the City of McKinney, gave the presentation. The Commission asked questions which were addressed by staff. Andrew Yeoh, Triangle Engineering, 1784 W. McDermott Street, Allen, TX, applicant, explained the request. Chairman Cox opened the public hearing and called for comments. The following residents spoke in opposition and expressed concerns regarding traffic, children's safety, noise and light pollution, environmental impact, impact on the community, property values, lack of privacy, and that there was already a hotel nearby.

- Tiffany Tesch, 4056 Angeline Drive, McKinney, TX
- Chris Vock, 1613 Canadian Lane, McKinney, TX
- Kim Kleppe, 716 Mayberry Drive, McKinney, TX

On a motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. The Commission asked questions which were addressed by staff and the applicant. On a motion by Commission Member Buettner, seconded by Alternate Commission Member Hammack, the Commission voted to recommend approval of the request as recommended by staff, with a vote of 5-1-0. Chairman Cox voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the City Council for final action at the August 6, 2024 meeting.

**24-0048Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located at 5353 Virginia Parkway

Jake Bennett, Planner II for the City of McKinney, gave the presentation. The Commission asked questions which were addressed by staff. Rick Brown, 521 W. Wilshire, Oklahoma City, OK, the architect on the project, explained the request and answered questions. He stated that he met with the Stone Brooke Crossing Homeowners Association (HOA) to discuss the project and received their comments. Chairman Cox opened the public hearing and called for comments. The following residents spoke in opposition and expressed concerns regarding increased traffic, lack of adequate parking on the site, street parking in the adjacent subdivision, children's safety, noise and light pollution, impact on the community, decrease in property values, lack of privacy, size and scope of the proposed large development being an eyesore, lack of future growth space at the site, environmental and wildlife impact, drainage and erosion issues, and two commercial businesses at the entrance of the adjacent neighborhood.

- Mark Mackenzie, 5404 Crystal Court, McKinney, TX
- Ksenia Ray, 5221 Arrowhead Way, McKinney, TX
- Akash Singla, 5213 Geode Lane, McKinney, TX
- Lawrence Auman, 5217 Geode Lane, McKinney, TX
- Jay Schwegman, 304 Turtle Court, McKinney, TX
- Carl Howe, 4055 S. Village Drive, McKinney, TX
- King Harrell, 5209 Geode Lane, McKinney, TX
- Dante Muñoz, 200 S. Village Drive, McKinney, TX
- Sandy DeLaunay, 304 S. Village Lane, McKinney, TX
- Ginger O'Reilly, 5220 Stone Brooke Crossing, McKinney, TX
- Phyliss Machiano, 5521 Amber Way, McKinney, TX
- David Nobles, 5408 Broken Bend, McKinney, TX
- Gina Duran, 5213 Stoney Trail, McKinney, TX
- Melissa Pennington, 5429 Crystal Court, McKinney, TX

- Stephanie Fridland, 5420 Pebble Court, McKinney, TX
- Susan Lavery, 328 S. Village Drive, McKinney, TX
- Henry Nieves, 5320 Stone Brooke Crossing, McKinney, TX
- JoDell Holliday, 5205 Stoney Trail, McKinney, TX
- Stefani Lackey, 4015 Village Drive, McKinney, TX
- Robert Paquette, 5209 Stoney Trail, McKinney, TX
- Terri Lesku, 200 Stone Brooke Court, McKinney, TX
- Keith Dyer, 5309 Arrowhead Way, McKinney, TX
- Cathy Adams, 5413 Turtle Way, McKinney, TX
- Eugene Isotti, 5501 Crystal Court, McKinney, TX
- Jofanne Isotti, 5501 Crystal Court, McKinney, TX
- Mary Wine, 5409 Broken Bend Drive, McKinney, TX
- Mark McLaughlin, 509 Castlewood Drive, McKinney, TX
- John White, 5620 Turtle Way, McKinney, TX
- Alexander Perez, 5405 Crystal Court, McKinney, TX
- Johanna Dyer, 5309 Arrowhead Way, McKinney, TX
- Andrew Combs, 401 Crutcher Crossing, McKinney, TX
- Brian Lewis, 401 Blue Spring Drive, McKinney, TX
- Senyo Norgbey, 5308 Sandstone Lane, McKinney, TX
- Troy Bartholomew, 5404 Broken Bend Drive, McKinney, TX

The following residents spoke in favor of the request. They discussed the project, gave a brief history, preferred one larger building over multiple smaller buildings on the proposed site, are planning for future growth, and welcomed the adjacent residents to visit the facility and felt they would be good neighbors.

- Samad Syed, 4316 Oxbow Drive, McKinney, TX, President of the McKinney Islamic Association
- Taha Khan, 1201 Hodge Street, McKinney, TX, Vice-President of the McKinney Islamic Association
- Reverend Mally Baum, 3309 Provine Road, McKinney, TX

- Mousa Abudaabes, 2221 Fleming Drive, McKinney, TX, Founder of the McKinney Islamic Association

The following residents turned in speaker cards in opposition to the request; however, did not wish to speak during the meeting:

- Ana Arteaga, 501 Blue Spring Drive, McKinney, TX
- Kristin Bartholomew, 5404 Broken Bend Drive, McKinney, TX
- Joanne Broadus, 5428 Broken Bend Drive, McKinney, TX
- Katherine Combs, 401 Crutcher Crossing, McKinney, TX
- Beth Dawson, 5500 Amber Way, McKinney, TX
- Cesar Duran, 5213 Stoney Trail, McKinney, TX
- Nancy Howe, 405 S. Village Drive, McKinney, TX
- Sherry Jackson, 5120 Sandy Court, McKinney, TX
- Frank Kelly, 5612 Turtle Way, McKinney, TX
- Barbara J. Kurlan, 5529 Amber Way, McKinney, TX
- Dawn Lewis, 401 Blue Spring Drive, McKinney, TX
- Daniel Lightfoot, 5200 Arrowhead Way, McKinney, TX
- Chip Little, 5509 Amber Way, McKinney, TX
- Mark Martin, 305 S. Village Drive, McKinney, TX
- Alan McCool, 5513 Amber Way, McKinney, TX
- Dawn McCool, 5513 Amber Way, McKinney, TX
- David McGill, 5505 Crystal Court, McKinney, TX
- Joelle McGill, 5505 Crystal Court, McKinney, TX
- Leslee McKinney, 5424 Crystal Court, McKinney, TX
- Rusty McKinney, 5424 Crystal Court, McKinney, TX
- Christina Mackenzie, 5404 Crystal Court, McKinney, TX
- Nathan Martell, 5401 Pebble Court, McKinney, TX
- Diana Matos, 5313 Sandstone Lane, McKinney, TX
- Michael Matos, 5313 Sandstone Lane, McKinney, TX
- David Monroe, 617 Castelwood Drive, McKinney, TX
- James Morrissey, 400 Dolomite Drive, McKinney, TX

- Margaret Nobles, 5408 Broken Bend Drive, McKinney, TX
- Dwight Nordstrom, 406 Wood Duck Lane, McKinney, TX
- Cora Paige, 5320 Stone Brooke Way, McKinney, TX
- Joshua Pierce, 5305 Stone Brooke Way, McKinney, TX
- Donna Sanders, 313 S. Village Drive, McKinney, TX
- Parviz Shakeri, 5416 Crystal Court, McKinney, TX
- Alan Shebaro, 550 N. Central Expressway, McKinney, TX
- Dena Simpson, 5212 Stoney Trail, McKinney, TX
- Guy Simpson, 5212 Stoney Trail, McKinney, TX
- Doug Slattery, 300 Turtle Court, McKinney, TX
- Debbie Tesch, 4056 Angelina, McKinney, TX
- Tiffany Tesch, 4056 Angelina Drive, McKinney, TX
- Robert A. Thompson, 5500 Broken Bend Drive, McKinney, TX
- Sandy Thompson, 5500 Broken Bend Drive, McKinney, TX
- Jinhua Zhang, 4008 Crowe Lane, McKinney, TX

The following residents turned in speaker cards in support of the request; however, did not wish to speak during the meeting:

- Syed Ameen, 3901 Lily Court, McKinney, TX
- Raheem Amer, 8620 Palermo Way, McKinney, TX
- Ayman Elzohairy, 2521 Wolford Street, McKinney, TX
- Rizwan Mohammed, 5005 Birchwood Drive, McKinney, TX

On a motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. The Commission asked questions which were addressed by Jennifer Arnold, Director of Planning; Matt Richardson, Assistant Director of Engineering; and Jake Bennett, Planner II. On a motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to recommend denial of the request as recommended by staff, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the City Council for final action at the August 6, 2024 meeting.

**24-0055Z** 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 at the Southeast Corner of McKinney Ranch Parkway and South Lake Forest Drive

Stewart Starry, Planner I for the City of McKinney, gave the presentation. The Commission asked questions which were addressed by staff. Clay Christy, Claymoore Engineering, 1903 Central Drive, Bedford, TX, explained the request and answered the Commission's questions. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. On a motion by Commission Member Wattley, seconded by Alternate Commission Member Hammack, the Commission unanimously voted to recommend approval of the request as recommended by staff, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the City Council for final action at the July 16, 2024 meeting.

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

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

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

On a motion by Commission Member Wattley, seconded by Commission Member Buettner, 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 9:11 p.m.

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

SIGNED:

---

BILL COX, Commission Chair

ATTEST:

---

TERRI RAMEY, Meeting Clerk

City of McKinney, Texas