

**Draft Planning and Zoning Commission Meeting Minutes of September 27, 2022:**

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0007SUP** Permit for a Day-Care (Children of America), Located at 4021 South Custer Road.

Mr. Jake Bennett, Planner for the City of McKinney, explained the proposed specific use permit request. He stated that it is Staff's opinion that the additional of a daycare of the subject property is compatible and should be beneficial for the surrounding community. Mr. Bennett stated that Staff recommended approval of the request and offered to answer questions. Vice-Chairman Mantzey asked if Staff noted any concentration of daycares along Custer Road. Mr. Bennett stated that there are two daycares located within a mile radius of the subject property. He stated that there are also four elementary schools, two middle schools, and other preschools. Mr. Bennett stated that there is a heavy concentration of single family residential and multi-family uses surrounding this property. Commission Member Woodruff asked about the vacant land between the subject property and Custer Road. Mr. Bennett stated that the property is currently vacant; however, it is in the process of being developed as a mixed-use development. Commission Member Woodruff asked about access to the subject property. Mr. Bennett stated that it would be through a fire lane on the adjacent mixed-use development. Vice-Chairman Mantzey asked about the last time a rezoning request for this area came before the Commission. Mr. Bennett stated that the "C1" – Commercial Neighborhood District zoning request came before the Commission in 2021. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, gave a brief history of the previous rezoning request. The applicant was not present to give a presentation. Chairman Cox opened the public hearing and called for comments. There being 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 stated that the subject property was a difficult piece of property to develop. He stated that it would not have easy access to anybody coming off the residential to the back. On a motion by Vice-Chairman Mantzey, seconded by Commission Wattley, the Commission unanimously voted to 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 City Council for consideration at the October 18, 2022 meeting.