

PLANNING AND ZONING COMMISSION

DECEMBER 14, 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, December 14, 2021 at 6:00 p.m.

City Council Present: Justin Beller and 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, Lexie Schrader, and Sofia Sierra; and Administrative Assistant Terri Ramey

There were approximately 60 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 Consent Items.

21-1135 Minutes of the Planning and Zoning Commission Regular Meeting of November 9, 2021.

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, to approve the Minutes of the Planning and Zoning Commission Regular Meeting of November 9, 2021, with a vote of 7-0-0.

Commission Member Taylor stepped down on the following item due to a possible conflict of interest.

21-0002GDP Consider/Discuss/Act on a General Development Plan for McKinney Horizons, Located on the Northeast Corner of Bloomdale Road and Future Hardin Boulevard.

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, to recommend approval of the General Development Plan as recommended by Staff, with a vote of 6-0-1.

Commission Member Taylor returned to the meeting.

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212. The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, to approve the following three Plats as recommended by Staff, with a vote of 7-0-0.

21-0209PF Consider/Discuss/Act on a Preliminary-Final Plat for 35 Residential Lots and 3 Common Area Lots of the Craig Ranch Casitas Addition, Located at the Southwest Corner of Van Tuyl Parkway and Meyer Way.

21-0064PF2 Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 7 Phase 8, Located Approximately 1,500 Feet North of Olympic Crossing and on the West Side of Trinity Falls Parkway.

21-0211PF Consider/Discuss/Act on a Preliminary-Final Plat for Aster Park Addition, Located on the North Side of FM 1461 and Approximately 1 Mile East of FM 2478.

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.

20-0146Z2 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 and "CC" - Corridor Commercial Overlay District, to Allow Multi-Family Uses and to Modify the Development Standards, Located on the North Side of Wilson Creek Parkway and Approximately 150 West of Big Bend Drive (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 January 11, 2022 Planning and Zoning Commission Meeting due to the applicant not meeting the notification sign requirements within the timeframe required by the Zoning Ordinance. Chairman Cox opened the public hearing and called for comments. There were none. The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, to continue the public hearing and table the item to the January 11, 2022 Planning and Zoning Commission Meeting as recommended by Staff, with a vote of 7-0-0.

21-0049SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Mixed-Use Development, Located on the Northeast Corner of State Highway 5 (McDonald Street) and Virginia Street.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed site plan. She stated that Staff recommends approval of the proposed site plan as conditioned in the Staff Report. Mr. Bob Roeder, 1700 Redbud, McKinney, TX, explained the proposed site plan. Chairman Cox opened the Public Hearing and called for comments. There were none. The Commission unanimously approved the motion by Commission Member Kuykendall, seconded by Commission Member Wattley, to close the public hearing and approve the proposed site plan as recommended by Staff, with a vote of 7-0-0.

21-0016SUP Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window, Located on the South Side of Virginia Parkway and Approximately 600 Feet East of Jordan Road.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed specific use permit. He stated that Staff recommended approval of the request with the special ordinance provision listed in the Staff Report. Mr. Mitchell Mulholland, 1720 W. Virginia Street, McKinney, TX, explained the request. Chairman Cox opened the Public Hearing and called for comments. There were none. The Commission unanimously approved the motion by Commission Member Woodruff, seconded by Commission Member Doak, to close the public hearing and recommend approval the specific use

permit 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 January 4, 2022 City Council meeting.

- 21-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0012SUP Permit Request for a Service Station (Strickland Brothers Oil Change), Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed specific use permit. She stated that Staff recommends denial of the request due to the intensity of the proposed use and incompatibility with the surrounding area. Ms. Brenna Wadleigh, 1625 Willow Glen Court, Keller, TX, explained the request. Mr. Martin Evans and Ginanna Venturi, 6617 Riverhill Drive, Plano, TX, discussed the operation plans for the development and offered to answer questions. Chairman Cox opened the public hearing and called for comments. The following three people spoke in favor of the request:

- Mr. Royce Barrington, 6732 Savannah Lane, Ft. Worth, TX
- Mr. Kevin Patel, 1784 W. McDermott Drive, Allen, TX
- Mr. Martin Sanchez, 2000 N. McDonald Street, McKinney, TX

Mr. George Feiser, 5917 Layena Drive, McKinney, TX, spoke in opposition to the request. Mr. Mark Smith, 5151 Belt Line Road, Dallas, TX, turned in the speaker card in support of the request; however, did not wish to speak during the meeting. On a motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. The motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, to recommend denial of the request, failed with a vote of 2-5-0. Chairman Cox, Commission Member Doak, Commission Member Taylor, Commission Member Wattley, and Commission Member Woodruff voted against the motion. The Commission approved a motion by Commission Member Doak, seconded by Commission Member Taylor, to recommend approval of the request with the conditions listed in the Staff Report, with a vote of 5-2-0. Vice-Chairman Mantzey and Commission

Member Kuykendall voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the January 4, 2022 City Council meeting.

21-0121Z 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 Approximately 250 Feet East of Coit Road and Approximately 250 Feet North of Virginia Parkway.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request. Mr. Bob Roeder, 1700 Redbud, McKinney, TX, explained the proposed rezoning request. Chairman Cox opened the Public Hearing and called for comments. There were none. The Commission unanimously approved the motion by Commission Member Doak, seconded by Commission Member Taylor, 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 would be forwarded to the January 4, 2022 City Council meeting.

21-0011SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Mini-Warehouse Facility (Advantage Storage), Located Approximately 250 Feet East of Coit Road and Approximately 250 Feet North of Virginia Parkway.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed specific use permit. She stated that Staff recommended approval of the request with the special ordinance provisions listed in the Staff Report. Mr. Bob Roeder, 1700 Redbud, McKinney, TX, explained the proposed rezoning request. Chairman Cox opened the Public Hearing and called for comments. Mr. Casey McBroom, 1720 W. Virginia Street, McKinney, TX, turned in the speaker card in support of the request; however, did not wish to speak during the meeting. The Commission unanimously approved the motion by Commission Member Woodruff, seconded by Commission Member Wattley, to close the public hearing and recommend approval the specific use permit 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 January 4, 2022 City Council meeting.

21-0021Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, for Single-Family Residential Uses, Located on the South Side of County Road 278 and Approximately 1,800 Feet East of State Highway 5 (McDonald Street).

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed zoning request. She stated that Staff recommends approval of the request with the special ordinance provisions listed in the Staff Report. Mr. Jim Richey, 6800 Weiskopf Avenue, McKinney, TX, explained the request. Chairman Cox opened the public hearing and called for comments. There were none. The Commission unanimously approved a motion by Commission Member Woodruff, second by Commission Member Kuykendall, to close the public hearing and recommend approval of the zoning 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 January 4, 2022 City Council meeting.

A brief recess was held.

Vice-Chairman Mantzey stepped down on the following item due to a possible conflict of interest.

21-0063Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of Kickapoo Drive and Alma 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. Mr. Seth Kelly, 111 W. Main, Allen, TX, explained the request. Chairman Cox opened the public hearing and called for comments. Mr. Devarup Rastogi, 7417 Kickapoo Drive, McKinney, TX, spoke in opposition to the request. On a motion by Commission Member Wattley, seconded by Commission Member Kuykendall, the Commission voted to close the public hearing, with a vote of 6-0-1. Vice-Chairman Mantzey abstained.

The Commission approved a motion by Commission Member Wattley, second by Commission Member Kuykendall, to recommend approval of the rezoning request as recommended by Staff, with a vote of 6-0-1. Vice-Chairman Mantzey abstained. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the January 4, 2022 City Council meeting.

Vice-Chairman Mantzey returned to the meeting.

21-0126Z 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 3755 South Lake Forest Drive.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request. Mr. Kelly Gomez, 2150 S. Central Expressway, McKinney, TX, explained the request. Chairman Cox opened the public hearing and called for comments. Mr. Anore Brackens, 10570 Rose Garden Court, McKinney, TX, turned in the speaker card in support of the request; however, did not wish to speak during the meeting. The Commission unanimously approved a motion by Commission Member Kuykendall, second by Commission Member Doak, to close the public hearing and recommend approval of the 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 would be forwarded to the January 4, 2022 City Council meeting.

21-0156Z 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 "PD" - Planned Development District, Generally to Allow for Office Uses and to Modify the Development Standards, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen 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. Mr. Bob Roeder, 1700 Redbud, McKinney, TX, explained the proposed rezoning request. Chairman Cox opened the Public Hearing and called for comments. There were none.

The Commission unanimously approved the motion by Commissioner Hamilton Doak, seconded by Commissioner Scott Woodruff, 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 would be forwarded to the January 4, 2022 City Council meeting.

21-0155Z 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 "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of State Highway 121 (Sam Rayburn Tollway) and Tina Drive

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request. Mr. Bob Roeder, 1700 Redbud, McKinney, TX, explained the proposed rezoning request. Chairman Cox opened the Public Hearing and called for comments. Mr. Doug Urban, 4613 Wembley Court, McKinney, TX, spoke in opposition to the request. The Commission unanimously approved the motion by Commissioner Hamilton Woodruff, seconded by Vice-Chairman Mantzey, 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 would be forwarded to the January 4, 2022 City Council meeting.

21-0165Z 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 to Modify the Development Standards and to Allow for Supportive Housing for Displaced Single Mothers and Office Uses, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 175 Feet North of Cypress Hill Drive.

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. James Craig, 6850 TPC

Drive, McKinney, TX, explained the request. Chairman Cox opened the public hearing and called for comments. Ms. Azam Mirbaghery, 3590 N. McDonald Street, McKinney, TX, spoke in opposition to the request. The following ten people spoke in favor of the request:

- Mr. Robert Barstad, 601 N. College Street, McKinney, TX
- Ms. Tiffany Bellino, 215 N. Waddill Street, McKinney, TX
- Ms. Shiloh Cantu, 3300 N. McDonald Street, McKinney, TX
- Mr. Scott Elliott, 5601 Grove Cove Drive, McKinney, TX
- Ms. Sil Garcia, 213 N. Church Street, McKinney, TX
- Mr. Bruce Miller, 2408 Rockhill Road, McKinney, TX
- Ms. Jennifer Odom, 6508 Wind Song Drive, McKinney, TX
- Ms. Deandra Pritchett, 5732 Emila Way, Leonard, TX
- Mr. Joel Scrivner, 727 CR 4425, Whitewright, TX
- Ms. Carol Wilson, 617 Cypress Hill Drive, McKinney, TX

The following 22 people turned in a speaker card in support of the request; however, did not wish to speak during the meeting.

- Ms. Shana Berger, 2204 Catherine Lane, McKinney, TX
- Ms. Yvonne Booker, 509 Rookery Court, McKinney, TX
- Mr. Daniel Brasch, 1731 Bonnar Street, McKinney, TX
- Ms. Kelley Burgess, 11758 CR 509, Anna, TX
- Mr. Robert Burgess, 11758 CR 509, Anna, TX
- Ms. Simri Davis, 3708 Gotland Avenue, McKinney, TX
- Mr. Kyle Duran, 2105 Oakston Drive, Frisco, TX
- Ms. Ashleigh Fanning, 2913 Laurel Oak Drive, McKinney, TX
- Mr. Clif Jordan, 7149 Van Tuyl Parkway, McKinney, TX
- Ms. Ashley Malfitano, 5224 Grovewood Drive, McKinney, TX
- Mr. Bryan Masters, 605 W. Morris Street, McKinney, TX
- Ms. Sheila Miller, 2506 High Pointe Boulevard, McKinney, TX
- Ms. Hearther Peroyea, 309 N. Morris Street, McKinney, TX
- Ms. Deanne Phillip, 524 Amistad Cove, McKinney, TX

- Ms. Christie Smith, 307 N. Morris Street, McKinney, TX
- Mr. Marty Sudac, 7941 Pinkerton Court, Plano, TX
- Ms. Eppy Thern, 429 PR 470, Bonham, TX
- Ms. Lucinda Tucker, 7412 E. Fork Lane, McKinney, TX
- Ms. Sequoyah Washington, 3206 Legend Drive, McKinney, TX
- Ms. Katie Waters, 532 Amistad Cove, McKinney, TX
- Ms. April Woods, 920 Wedgewood Way, Richardson, TX
- Mr. L. Paul Woods, P.O. Box 852213, Richardson, TX

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. The Commission Members discussed the request and asked Staff and the applicant questions. The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commissioner Hamilton Doak, recommend approval of the proposed rezoning request as recommended by Staff with the removal of “single” in 1. a. and the complete removal of 2. a. and 2. d. in the proposed Development Regulations, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the January 4, 2022 City Council meeting.

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 Doak, 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 8:30 p.m.

BILL COX
Chairman