

**Draft Planning and Zoning Commission Meeting Minutes of December 14, 2021:**

- 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.