

## PLANNING AND ZONING COMMISSION

OCTOBER 26, 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, October 26, 2021 at 6:15 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Deanna Kuykendall, Cam McCall, Bry Taylor, Charles Wattley, and Scott Woodruff. Alternate Commission Member Russell Buettner was present; however, did not participate in the meeting.

Alternate Commission Member absent: Eric Hagstrom

Staff Present: Director of Planning Jennifer Arnold, Planning Manager Caitlyn Strickland, Planners Jake Bennett and Sofia Sierra, and Administrative Assistant Terri Ramey

There were 13 guests present.

Chairman Cox called the meeting to order at 6:15 p.m. after determining a quorum was present.

Chairman Cox called for public comments on non-public hearing agenda items. There were none.

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

**21-0954** Minutes of the Planning and Zoning Commission Regular Meeting of October 12,2021.

END OF CONSENT AGENDA

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

**21-0162CVP** Consider/Discuss/Act on a Conveyance Plat for Westridge 12 Addition, Lots 1 and 2, Block A, Located on the Northwest Corner of Westridge Boulevard and South Independence Parkway.

Ms. Sofia Sierra, Planner for the City of McKinney, explained the proposed conveyance plat. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to approve the request as recommended by Staff, with a vote of 7-0-0.

**21-** Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R2-A and  
**0164PFR** 1R2-B, Block B, Wilson Creek Crossing Addition, Located at the  
Southwest Corner of West University Drive and North Lake Forest Drive.

Mr. Jake Bennett, Planner for the City of McKinney, explained the proposed preliminary-final replat. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the request as recommended by Staff, with a vote of 7-0-0.

**21-** Consider/Discuss/Act on a Preliminary-Final Replat for Parcel 601-603  
**0167PFR** Addition, Lots 1R1, 1R2, 1R3 and 1R4, Block A, Located on the  
Southeast Corner of U.S. Highway 380 (University Drive) and North  
Custer Road.

Ms. Sofia Sierra, Planner for the City of McKinney, explained the proposed preliminary-final replat. On a motion by Commission Member Kuykendall, seconded by Commission Member Taylor, the Commission unanimously voted to approve the request as recommended by Staff, with a vote of 7-0-0.

**21-** Consider/Discuss/Act on a Conveyance Plat for Lots 4R2 and 7, Block A  
**0168CVP** of the B and L Cox Addition, Located 800 feet East of North Lake Forest  
Drive and on the North Side of West University Drive.

Mr. Jake Bennett, Planner for the City of McKinney, explained the proposed conveyance plat. On a motion by Commission Member Doak, seconded by Commission Member Wattley, the Commission unanimously voted to approve the request as recommended by Staff, with a vote of 7-0-0.

**21-0169PF** Consider/Discuss/Act on a Preliminary-Final Plat for Airport Trade  
Center, Lot 1, Block A, Approximately 680 Feet North of County Road  
317 on the East Side of FM 546.

Ms. Sofia Sierra, Planner for the City of McKinney, explained the proposed preliminary-final plat. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the Commission unanimously voted to approve 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.

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

- 21-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0007SUP2** Permit for Automobile Dealership Sales (Best Price Auto Group), Located at 751 North Central Expressway.

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed specific use permit request. She stated that Staff recommends denial of the request due to concerns regarding the oversaturation of automobile sales uses in the vicinity of the subject property. Ms. Clara Carlisle, 1719 Stacy Road, Fairview, TX; Mr. Scott South, South Design, 321 N. Central Expressway, McKinney, TX; and Mr. Hossein Mousawi, Dorsa Properties, LLC, 201 N. McDonald Street, McKinney, TX, explained the proposed specific use permit request. Vice-Chairman Mantzey called for public comments. Ms. Teresa Hansen, 316 Westpark Drive North, McKinney, TX, spoke in opposition to the request. On a motion by Commission Member Kuykendall, seconded by Commission Member Wattley, the Commission voted to close the public hearing, with a vote of 6-0-1. Chairman Cox abstained. The Commission, Staff, Ms. Carlisle, Mr. Scott, and Mr. Mousawi discussed the request. On a motion by Commission Member Kuykendall, seconded by Commission Member Doak, the Commission voted to deny the request as recommended by Staff, with a vote of 5-1-1. Commission Member Taylor voted against the motion. Chairman Cox abstained. Vice-Chairman Mantzey stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 2, 2021.

Chairman Cox returned to the meeting.

**21-0116Z2** 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 "C1" - Neighborhood Commercial District, Located at 4021 South Custer Road.

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request. The applicant was not present. There were no public comments. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted 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 will be forwarded to the City Council meeting on November 16, 2021.

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

**21-0120Z** 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 200 South Ridge Road.

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request. The applicant was not present. There were no public comments. On a motion by Commission Member Doak, seconded by Commission Member Wattley, the Commission voted to close the public hearing and recommend approval of the request, as recommended by Staff, with a vote of 6-0-1. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 16, 2021.

Commission Member Taylor returned to the meeting.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

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 Woodruff, 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 7:15 p.m.

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BILL COX  
Chairman