

PLANNING AND ZONING COMMISSION

SEPTEMBER 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, September 14, 2021 at 6:00 p.m.

City Council Present: Mayor George C. Fuller and Council Member Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor

Alternate Commission Members present; however, did not participate in the meeting: Charles Wattley and Scott Woodruff

Staff Present: Director of Planning Jennifer Arnold, Planning Manager Caitlyn Strickland, Planner Sofia Sierra, Planner Jacob Bennett, Information Technology Support Staff Asif Ali, and City Secretary Empress Drane

There were eight (8) 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.

The Commission unanimously approved the motion by Commissioner Cam McCall, seconded by Commissioner Brian Mantzey, to Approve the following two CONSENT ITEMS:

- 21-0798** Minutes of the Joint Meeting with City Council and Planning & Zoning Commission of August 24, 2021
- 21-0796** Minutes of the Planning & Zoning Commission Regular Meeting of August 24, 2021

Chairman Cox called for the following INFORMATION SHARING item:

- 21-0797** Director's Report

Chairman Cox called for PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212:

- 21-0128PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A,

McKinney Horizons Addition, Located at the Northwest Corner of
Bloomdale Road and County Road 164

Commissioners approved the motion by Commissioner Brian Mantzey, seconded by Commissioner Hamilton Doak, to Approve a Preliminary-Final Plat for Lot 1, Block A, McKinney Horizons Addition, Located at the Northwest Corner of Bloomdale Road and County Road 164 with conditions as presented in the staff report, with a vote of 6 - 0 - 1.

Commissioner Bry Taylor recused himself from discussion and action regarding the item.

21-0130PF Consider/Discuss/Act on a Preliminary-Final Plat for McKinney Ranch Pump Station Addition, Lot 1, Block A, Located on the North Side of McKinney Ranch Parkway and approximately 350 Feet West of Collin McKinney Parkway

The Commission unanimously approved the motion by Commissioner Christopher Haeckler, seconded by Commissioner Cam McCall, to Approve a Preliminary-Final Plat for McKinney Ranch Pump Station Addition, Lot 1, Block A, Located on the North Side of McKinney Ranch Parkway and approximately 350 Feet West of Collin McKinney Parkway, with conditions as presented in the staff report.

21-0132PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, Gameday Sports Addition, Located at the Southeast Corner of FM 2478 and Twin Bridges Road

The Commission unanimously approved the motion by Commissioner Hamilton Doak, seconded by Commissioner Cam McCall, to Approve a Preliminary-Final Plat for Lot 1, Block A, Gameday Sports Addition, Located at the Southeast Corner of FM 2478 and Twin Bridges Road, with conditions as presented in the staff report.

Chairman Cox called for REGULAR AGENDA ITEMS AND PUBLIC HEARINGS:

21-0062Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District, "RG 18" - General Residence District, "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, to

Allow Multi-Family and Commercial Uses and to Modify the Development Standards, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 1,115 Feet West of Hardin Boulevard (REQUEST TO BE TABLED)

Planning Manager Caitlyn Strickland requested the item to be tabled due to a noticing error. There were no requests to make public comments regarding the item.

The Commission unanimously approved the motion by Commissioner Brian Mantzey, seconded by Commissioner Christopher Haeckler, to Close the Public Hearing and Table to Another Meeting a Request to Rezone the Subject Property from "C" - Planned Center District, "RG 18" - General Residence District, "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, to Allow Multi-Family and Commercial Uses and to Modify the Development Standards, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 1,115 Feet West of Hardin Boulevard (REQUEST TO BE TABLED)

The Public Hearing is Tabled to the Planning & Zoning Commission Meeting of September 28, 2021, and it will be re-noticed.

21-0029SP Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception for the Site Plan for the East Louisiana Street Parking Lot, Located at 400 East Louisiana Street

There were no requests to make public comments regarding the item.

The Commission unanimously approved the motion by Commissioner Deanna Kuykendall, seconded by Commissioner Christopher Haeckler, to Close the Public Hearing and Approve per staff recommendation a Design Exception for the Site Plan for the East Louisiana Street Parking Lot, Located at 400 East Louisiana Street.

21-0006SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Private Club (End Zone), Located at 4150 Eldorado Parkway

There were no requests to make public comments regarding the item.

The Commission unanimously approved the motion by Commissioner Christopher Haeckler, seconded by Commissioner Cam McCall, to Close the Public

Hearing and Approve per staff recommendation a Specific Use Permit to Allow for a Private Club (End Zone), Located at 4150 Eldorado Parkway.

The item will be sent with favorable recommendation to the City Council meeting of October 4, 2021, for final action by the City Council.

- 21-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0010SUP Permit to Allow for a Car Wash, Located on the South Side of Virginia Parkway and Approximately 490 Feet West of Hardin Boulevard

The applicant Paras Khara, 660 Laverton Dr, Frisco TX 75036, thanked the Commission for considering the request.

There were no other requests to make public comments regarding the item.

The Commission unanimously approved the motion by Commissioner Christopher Haeckler, seconded by Commissioner Bry Taylor, to Close the Public Hearing and Approve a Specific Use Permit to Allow for a Car Wash, Located on the South Side of Virginia Parkway and Approximately 490 Feet West of Hardin Boulevard, per staff recommendation.

The item will be sent with favorable recommendation to the City Council meeting of October 4, 2021, for final action by the City Council.

Chairman Cox called for PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA. There were none.

Chairman Cox called for COMMISSION AND STAFF COMMENTS.

Commissioner Deanna Kuykendall expressed gratitude and pride for the city's first responders who are assisting with disaster relief in neighboring states.

Chairman Cox additionally thanked first responders for their work and sacrifice.

The Commission unanimously approved the motion by Commissioner Hamilton Doak, seconded by Commissioner Christopher Haeckler, to Adjourn the Planning & Zoning meeting at 6:30 p.m.

Video recording of this meeting is available through the City of McKinney video archive.

BILL COX
Chairman