

PLANNING AND ZONING COMMISSION

MARCH 14, 2023

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, March 14, 2022 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Russell Buettner, Steve Lebo, Bry Taylor, Charles Wattley, and Scott Woodruff

Alternate Commission Members Present; however, did not participate in the meeting: Eric Hagstrom and Aaron Urias

Staff Present: Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; Planner II Roderick Palmer; Planners Jake Bennett, Araceli Botello, Lexie Schrader, and Bhumika Thakore; Senior Planning Technician Abdoulie Jarju; and Administrative Assistant Terri Ramey

There were three 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 the consideration of the Consent Items. On a motion by Commission Member Woodruff, seconded by Commission Member Lebo, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

23-0185 Minutes of the Planning and Zoning Commission Regular Meeting of February 28, 2023

END OF CONSENT AGENDA

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

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the following six Consent Items per Staff's recommendations, with a vote of 7-0-0.

- 22-0245PP2** Consider/Discuss/Act on a Preliminary Plat for the ROW Addition, Located on the Northwest Corner of McKinney Ranch Parkway and Silverado Trail
- 23-0035FP** Consider/Discuss/Act on a Final Plat for the Painted Tree Multi-Family Addition, Located on the Northeast Corner of Lake Forest Drive and Wilmeth Road
- 23-0036CVP** Consider/Discuss/Act on a Conveyance Plat for Lots 1-9, Block A, of Custer-Bloomdale Retail Addition, Located on the Southeast Corner of FM 2478 (North Custer Road) and CR 123 (Bloomdale Road)
- 23-0037FP** Consider/Discuss/Act on a Final Plat for the Erwin Farms Phase 4, Located approximately 570 feet South of Bloomdale Road and approximately 1,350 feet East of County Road 943 (Taylor-Burk Drive)
- 23-0038FP** Consider/Discuss/Act on a Final Plat for the County Road 943, Located South of Bloomdale Road and approximately 1,300 feet East of County Road 943 (Taylor-Burk Drive)
- 23-0039FP** Consider/Discuss/Act on a Final Plat for Aster Park, Phase 1A Addition, Located on the North Side of FM 1461 and Approximately One 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.

- 22-0020SUP2** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Automobile Sales, Repair or Storage (Pat Lobb Toyota), Located at 3350 South Central Expressway

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed specific use permit request with special ordinance provisions. She stated that Staff recommends approval of the proposed specific use permit and special ordinance provisions. Vice-Chairman Mantzey stated that there had been some traffic issues regarding employees parking on residential streets around automotive dealerships in the area. He asked if Staff had evaluated the reduction in parking spaces at this site and how employees parking on

the surrounding residential streets might affect the area. Ms. Schrader stated that Staff looked at an updated parking table showing the current parking and what the new parking after the expansion. She stated that the proposed development meets the required parking requirements. Mr. Rick Ferrara, Gensler Architects, 5005 Greenville Avenue, Dallas, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if they were comfortable with the parking at the site after the proposed expansion. Mr. Ferrara stated that Pat Lobb Toyota has a policy that their employees are not allow to park on Craig Drive. He did not feel that we would see automotive dealership lots as full as we did pre-Covid. Chairman Cox opened the public hearing and called for comments. There being none, 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 per Staff's recommendation, with a vote of 7-0-0. Chairman Cox stated that the recommendation for the Specific Use Permit would be forwarded to City Council for consideration at the March 21, 2023 meeting.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox called for Public Comments regarding matters not on the agenda. There were none.

On a motion by Commission Member Woodruff, 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 6:12 p.m.

The video recording of the meeting is available online through the City of McKinney video archives.

BILL COX
Chairman