

## PLANNING AND ZONING COMMISSION

NOVEMBER 12, 2019

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, November 12, 2019 at 6:00 p.m.

City Council Present: Rick Franklin

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

Staff Present: City Secretary Empress Drane; Director of Planning Jennifer Arnold; Planners David Soto, Kaitlin Gibbon, and Joseph Moss; Assistant City Secretary Lisa Sewell; and Administrative Assistant Terri Ramey

There were approximately 25 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 for items not on the agenda and non-public hearing agenda items. There were no public comments.

The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Commission Member McCall, to approve the following nine Consent items, with a vote of 7-0-0.

**19-0937** Minutes of the Planning and Zoning Commission Work Session of October 22, 2019.

**19-0938** Minutes of the Planning and Zoning Commission Regular Meeting of October 22, 2019.

**19-0162PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 - 3, Block A, of the ML Wilmeth Addition, Located Approximately 280 Feet West of State Highway 5 (McDonald Street) and on the North Side of Wilmeth Road.

**19-0164CVP** Consider/Discuss/Act on a Conveyance Plat for Lots 1 - 4, Block A, of the Collin McKinney Stacy Addition, Located at the Northeast Corner of

Collin McKinney Parkway and Stacy Road.

**19-0194PF** Consider/Discuss/Act on a Preliminary-Final Plat for Grace Acres, Located in the ETJ of McKinney on the South Side of County Road 1217 and on the West Side of Farm Road 2933 (Milrany Lane).

**19-0196PFR** Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R and Lots 2-7, Block C of McKinney Industrial Park No. 2, Located Approximately 1,160 Feet North of Harry McKillop Boulevard (FM 546) and on the East Side of Couch Drive.

**19-0198CVP** Consider/Discuss/Act on a Conveyance Plat for Lots 12R and 13R, Block B, of Wilson Creek Crossing Addition, Located Approximately 1,000 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Lake Forest Drive.

**19-0200MRP** Consider/Discuss/Act on a Minor Replat for Lot 1 and 2, Block A, of the D & J Turner Addition, Located Approximately 140 Feet South of Christian Street and West of Tennessee Street.

**19-0201PFR** Consider/Discuss/Act on a Preliminary-Final Replat for Lot 2R, Block A of 380 Town Centre Addition, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 170 Feet East of Hardin Boulevard.

END OF CONSENT

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**19-0098Z** 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, Generally to Modify the Development Standards, Located Approximately 300 Feet North of Lancaster Drive and Approximately 700 Feet East of Prospect Street (REQUEST TO BE TABLED). Mr. Joe Moss, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the December 10, 2019 Planning and

Zoning Commission meeting to allow the applicant time to revise the request. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member Doak, the Commission unanimously voted to continue the public hearing and table the item to the December 10, 2019 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 7-0-0.

**19-0132MRP** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 1, Block A, of the Jefferson Rockhill Addition, Located at the Southeast Corner of Rockhill Road and Wilson Creek Parkway. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed minor replat. He stated that the applicant is proposing to replat two lots into one lot. Mr. Moss stated that the applicant has satisfied the provisions of the City's Subdivision Ordinance and requirements; therefore, Staff recommends approval. Mr. Moss offered to answer questions. There were none. The applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed minor replat as recommended by Staff, with a vote of 7-0-0.

**19-0148MRP** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R1A and 2R1B, Block B, of the Adriatica Addition, Located on the East Side of Adriatic Parkway and Approximately 300 Feet South of Virginia Parkway. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed minor replat. He stated that the applicant is proposing to subdivide one lot into two lots to have the bell tower on a separate lot. Mr. Moss stated that the applicant has satisfied the provisions of the City's Subdivision Ordinance and requirements;

therefore, Staff recommends approval. Mr. Moss offered to answer questions. There were none. The applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and approve the proposed minor replat as recommended by Staff, with a vote of 7-0-0.

**19-0149PFR** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 25 Single Family Residential Lots, 4 Common Areas, and 1 Non-Residential lot, (The Preserve at Lake Forest), Located on the East Side of Lake Forest Drive and Approximately 1,200 South of Fieldcrest Drive. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed preliminary-final replat. He stated that the applicant was proposing to subdivide approximate 33.62 acres into 25 residential lots, 4 common areas, and 1 non-residential lot. Mr. Moss stated that the applicant has satisfied the provisions of the City's Subdivision Ordinance and requirements; therefore, Staff recommends approval. Mr. Moss offered to answer questions. There were none. The applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed preliminary-final replat as recommended by Staff, with a vote of 7-0-0.

**19-0007SUP2** Conduct a Public Hearing to Consider/Discuss/Act on a Request for a Specific Use Permit to Allow for Motor Vehicle Fuel Sales (7-Eleven), Located on the East Side of Hardin Boulevard and Approximately 1400 Feet South of University Drive (U.S. Highway 380). Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed specific use permit request. He stated that the applicant was requesting a specific

use permit for motor vehicle fuel sales. Mr. Moss stated that the site is part of a large scale commercial center currently under construction in various phases. He stated that the subject property is zoned "PD" – Planned Development District with a base zoning of "C3" – Regional Commercial District, which is the most intense commercial district that McKinney offers. Mr. Moss stated that the applicant was proposing eight fuel pumps that could serve two vehicles each to allow up to 16 vehicles fueling at one time on the property. He stated that the proposed development would also include a 4,100 square foot convenience store. Mr. Moss stated that typically we see this use on corners. He stated that the subject property is located in the middle of a very intense commercial zoning district and positioned at a median opening, which serves as a major access point to the rest of the commercial development. He stated that given the circumstances of this particular property, Staff recommends approval of the proposed specified use permit request and offered to answer questions. There were none. Mr. Jon Featherston, 10755 Sandhill Road, Dallas, TX, briefly explained the proposed specific use permit request. He stated that 7-Eleven started transiting to a larger size fueling facility to compete with QuikTrip, RaceTrac, et cetera. Mr. Featherston stated that it would provide needed services to the shopping center being developed there and other nearby uses. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed 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 will be forwarded to the City Council meeting on December 3, 2019.

**18-0075Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to

Rezone the Subject Property from "BG" - General Business District to "PD" - Planned Development District, Generally to Allow a Soccer Training Facility, Located Approximately 1,630 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Lake Forest Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant was requesting to rezone the subject property from "BG" – General Business District to "PD" – Planned Development District, with a base zoning designation of "C2" – Local Commercial District, generally to allow for a private outdoor soccer training facility. Mr. Soto stated that with "PD" – Planned Development District requests, projects much provide a feature(s) to ensure exceptional quality. He stated that the applicant was proposing enhancements regarding landscaping and screening. Mr. Soto stated that the applicant was also proposing modifications to the location of the soccer fields. He stated that Staff was of the opinion that the proposed standards would blend well with the surrounding properties and create a quality development. Mr. Soto stated that he received a call from a resident that expressed concerns regarding increased traffic, light pollution, and disturbing the vegetation on the subject property. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Doak asked if the subject property backed up to the acquisition of land by the City of McKinney Park's Department on the east side of Gray Branch. Mr. Soto stated that was correct. Vice-Chairman Mantzey asked if the applicant was proposing lighted fields. Mr. Soto said yes. Vice-Chairman Mantzey asked if Staff had discussed minimum parking standards with the applicant. Mr. Soto stated that the applicant asked to increase the parking to one parking space for every five linear feet with providing bleachers for seating. Vice-Chairman Mantzey asked if bleachers were required at this facility. Mr. Soto said no. He stated that if there was not

fixed seating, then the site would be required to provide 50 parking spaces per field. Vice-Chairman asked if the two parking requirement options were included in the proposed development regulations. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff would need to work with the applicant on a minimum parking standard. She stated that the City's standard parking requirement of 50 parking spaces per field would apply. Ms. Arnold stated that the proposed modification in the development regulation would modify the required parking spaces if they provide bleachers. Vice-Chairman Mantzey suggested that there be a minimum parking standard requirement included in the proposed development standards. Vice-Chairman Mantzey expressed concerns about parking issues for the adjacent property owners. Commission Member Haeckler asked about the proposed pavilion and access to the structure. Mr. Soto stated that Staff typically requires a cross access agreement. He suggested that the applicant discuss the proposed access location. Mr. David McCaskill; Half Associates, Inc; 1201 N. Bowser Road; Richardson, TX; explained the proposed rezoning request. He stated that they intent to have portable bleachers on wheels that could be moved, since the area was located in a floodplain. Mr. McCaskill stated that they plan to bring the property being developed out of the floodplain. He stated that they were proposing to have two driveways into the parking lot. Mr. McCaskill stated that access to the proposed soccer training facility would be from Lot 17, which has not been developed. He stated that his client was also considering purchasing Lot 17 to build their headquarters. Mr. McCaskill stated that the subject property was donated to his client from the developer of the Kroger site to the north. He stated that the proposed site for the soccer fields were currently 10' – 15' below grade with a big berm and trees running along Wilson Creek. Mr. McCaskill stated that they plan to use sharp cutoff, LED lighting fixtures to reduce light

pollution. He did not feel that the lighting would be a problem for the adjacent property owners. Mr. McCaskill stated that most of the traffic to the site would be people dropping off the children and immediately leaving. He stated that they do not anticipate that a lot of people would go there and stay to observe the trainings. Mr. McCaskill stated that they were also in discussion with Kroger to have a joint use parking agreement for some of their parking spaces. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey stated that he would be happy to see more soccer fields in McKinney. He questioned the applicant's comment that most of the parents would just drop off the children and leave and there not being a great need for providing parking spaces at this site. Vice-Chairman stated that he would like to see Staff and the applicant come up with some type of minimum parking requirement, where we were not relying upon rollout bleachers to determine the overall parking ratio for the proposed development. He stated that he would be in favor of the proposed rezoning, even with his parking concerns. Mr. Soto stated that Staff could work with the applicant to come up with minimum parking spaces to address Vice-Chairman Mantzey's concern. Commission Member Doak concurred with Vice-Chairman Mantzey's comments. He stated that during eight years of soccer with his children, he did not see a whole lot of parents dropping-off their children and immediately leaving. Commission Member Doak stated that the traffic on the street where his children played soccer was horrible. Commission Member Taylor asked if the proposed soccer fields would allow tournaments or would strictly be used for training. Mr. Soto stated that the parking calculations were based upon regular public fields. Commission Member Haeckler stated that he initially had concerns about



the entire site being located in the floodplain; however, the applicant stated that would be addressed. Chairman Cox asked the applicant for additional information regarding the proposed parking at the site. Mr. McCaskill stated that his client has a similar facility in Richardson that they were using to base the parking needs for the proposed site. Commission Member Doak stated that he had been to the Richardson facility and had to walk a long way to get to the field. Mr. McCaskill stated that some tournament games had been played at the Richardson location; however, they do not plan to hold tournament games at the McKinney location. He stated that the McKinney location would strictly be used for training purposes. Mr. McCaskill stated that they hope to break ground in April 2020. On a motion by Commission Member Kuykendall, seconded by Commission Member Doak, the Commission unanimously voted to recommend approval of the proposed rezoning request per Staff's recommendation, 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 December 3, 2019.

**19-0067Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "SF-5" - Single Family Residence District and "TH"- Townhome District to "PD"- Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Lake Forest Drive and Approximately 900 Feet South of McKinney Ranch Parkway. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant was requesting to rezone the subject property from "TH" – Townhome and "SF5" – Single Family Residential Districts to a "PD" – Planned Development District. Mr. Moss stated that Phase I was developed to the south of the subject property. He stated that the proposed zoning was not amending uses; however, would change the development standards. Mr. Moss stated that the proposed zoning was

based off of "SF5" – Single-Family Residential District, with provisions for zero lot line homes and traditional houses. He stated that the proposed zoning would allow for slightly smaller lots, approximately 4,000 square feet. Mr. Moss stated that it would also require a mean and median size of 5,200 square feet in order to balance the smaller lot sizes. He stated that it would reduce the front yard setbacks for the zero lot line homes to 10' from the minimum of 20'. Mr. Moss stated that the proposed development standards would increase the minimum lot depth from 80' to 100'. Mr. Moss stated that as a provision of exceptional quality, the applicant was proposing to provide additional open space, increased landscape requirements, and a pedestrian connection to Phase I. He stated that the proposed development standards fit with the Urban Living placetype from the McKinney 2040 Plan. Mr. Moss stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Steven Brooks, Grand Homes, 15455 Dallas Parkway, Suite 1000, Addison, TX, briefly explained the proposed rezoning request would allow for more variety of products to be developed on the property. He stated that it would be a faster buildout, with a higher tax base. Mr. Brooks stated that the Community of Lake Forest had won three national awards for design and two local and state awards. Mr. Brooks offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing and recommend approval of the propose 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 will be forwarded to the City Council meeting on December 3, 2019.

**19-0068Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to

Rezone the Subject Property from "LI" - Light Industrial District to "PD" - Planned Development District, Generally to Modify the Use and Development Standards, Located on the South Side of University Drive (U.S. Highway 380) and Approximately 8,800 Feet East of Airport Drive. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone the subject property to a "PD" – Planned Development District. Ms. Arnold stated that the base zoning would generally be heavy industrial; however, there would be modifications to the heavy industrial uses allowed. She stated that the development regulations provision would allow for a lime slurry with minimum timing standards. Ms. Arnold stated that if there were any lapse in those timings then the allowance for the lime slurry would essentially go away. She stated that there were the allowance by specific use permit (SUP) for a sanitary landfill and batch plants and associated uses with them. Ms. Arnold stated that Staff recommends approval of the proposed rezoning request given the location, adjacent to the Type IV landfill on US Highway 380 (University Drive), and the City's desire to locate these type of industrial uses in a more desirable, compatible location. She offered to answer questions. There were none. Mr. Casey Gregory, Sanchez & Associates, 2000 N. McDonald St., McKinney, TX, stated that he was representing Lhoist and that the lime slurry they product is used on a number of projects and roads in the area. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member Haeckler, the Commission unanimously voted 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 will be

forwarded to the City Council meeting on December 3, 2019.

**19-0072Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Commercial, Office, and Multi-family Uses, Located on the East Side of Custer Road and 545 Feet South of Stonebridge Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that approximately 15 letters of opposition were distributed to the Commission prior to this meeting. Mr. Soto stated that the applicant was requesting that the public hearing be closed and the item tabled indefinitely per the applicant's request. He stated that Staff will renote prior to an upcoming hearing and offered to answer questions. The applicant did not wish to speak on this request. Chairman Cox opened the public hearing and called for comments. Mr. Tim Stephens, 3544 Butterfield Trail, McKinney, TX, stated that his property backs up to this property line. He was unsure what the applicant was proposing to develop there. Mr. Stephens expressed privacy and respect concerns if a multifamily structure was building on the property. He also expressed concerns regarding removal of the mature tree line that goes the entire length of Butterfield Trail. Chairman Cox asked Mr. Stephens if he was representing other property owners. Mr. Stephens stated that he was the Chairman of the Craig Ranch North Service Area Committee and that he was also on the Craig Ranch Investment Committee. Mr. Robert Rusoff, 8105 Brasstown Dr., McKinney, TX, was happy to learn that the request was being tabled. He expressed concerns regarding a possible financial impact on the adjacent property owners and increased traffic. Mr. Rusoff questioned how many apartments might be developed on the property. Commission Member Kuykendall stated that she would like to see the developer meet with the

adjacent property owners to explained proposed development. Chairman Cox concurred. On a motion by Commission Member Kuykendall, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing and table the item indefinitely per the applicant's request, with a vote of 7-0-0.

**19-0085Z** 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 and "REC" Regional Employment Center Overlay District, Generally to Modify Uses and Development Standards Located on the Northeast Corner of Stacy Road and Arroyo Trail. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant was proposing to rezone the subject property to a new "PD" – Planned Development District, with a base zoning of "C1" – Neighborhood Commercial District. Mr. Moss stated that the applicant was proposing some additional uses to the "C1" – Neighborhood Commercial District that were currently permitted under the existing zoning and gave examples of those uses. He stated that the applicant was also seeking to permit a pet store, kennel, and/or animal boarding with outdoor runs. Mr. Moss stated that the applicant was proposing to limit the outdoor run use to the certain locations on the property and limit the hours of operation for the outdoor run to 6:00 AM – 8:00 PM. He stated that as a provision of exceptional quality, the applicant was proposing to provide additional landscaping around the outdoor runs and building. Mr. Moss stated that the property was situated entirely within a 500' quiet zone as stipulated in the City's Noise Ordinance. He stated that Staff was of the opinion that permitting outdoor runs within the quiet zone had the possibility to become a sound nuisance. Mr. Moss stated that outdoor runs were only permitted outright in more intense zoning districts, like a "C3" – Regional Commercial

District. He stated that Staff recommends denial of the proposed rezoning request and offered to answer questions. Commission Member McCall asked for some clarification on the quiet zone. Mr. Moss explained that the proposed dog runs were proposed to be approximately 320' from the closest residential property. Mr. Jeff Helgeson; Blue Spartan, Inc. dba Dogtopia of McKinney; 8416 Stacy Road; McKinney, TX; explained the proposed rezoning request and gave a presentation. Ms. Kathy Halker, Dogtopia, 6245 N. 24<sup>th</sup> Parkway, Phoenix, AZ, joined Mr. Helgeson in the presentation. They gave an overview of Dogtopia's philosophy. This presentation included noise/ odor control, safety standards, and dog ratios. Commission Member McCall asked if they plan to operate during the weekends. Mr. Helgeson stated that weekend hours were 10:00 a.m. – 5:00 p.m. He stated that they offer overnight, inside boarding. Commission Member McCall asked if they limit the number of dogs allowed outside at the same time. Ms. Halker stated that it would be based upon the square footage of the outside run and the number of coaches available. She stated that they have one coach per 20 dogs, which were separated by size and temperament. Commission Member Haeckler asked for the maximum number of dogs that could be allowed outside with the proposed dog runs. Mr. Helgeson stated that the proposed larger outside run was approximately 1,400 square feet and the smaller outside run was approximately 600 square feet. Ms. Halker stated that typically there were 20 dogs outside at one time per 1,000 square foot outdoor run space, depending on the size of the dogs. Commission Member Haeckler asked if they were saying the maximum number of dogs outside at one time would be 40 dogs. Mr. Helgeson and Ms. Halker said yes, that the maximum number of dogs outside at one time would be 40. Commission Member Kuykendall asked if Dogtopia had previous noise violations over the years. Ms. Halker stated that they had not. She stated that there had been previous complaints of dogs

barking and gave an example of where it turned out to be a residential neighbor's dog barking. Ms. Halker stated that they also have webcams with audio outside to monitor the dogs during their outside play time. She stated that they find most of the noise complaints that the barking in question turns out to be a residential neighbor's dog that was closer to the person complaining. Ms. Halker stated that Dogtopia had been in business since 2002 and was rapidly opening locations around the United States. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Taylor stated that he was in support of the proposed rezoning request. Commission Member Kuykendall stated that there were ways to file a complaint with the City and on the company's website. Mr. Moss stated that the City of McKinney Code Enforcement Staff would research into complaints filed with them. Commission Member Kuykendall stated that she would hate to deny the request based upon the potential of a noise issue when the company had a track record of not being a nuisance and being a supporter of the community. She stated that she values Staff's recommendations and that it was rare for her to go against their recommendation. Commission Member Kuykendall stated that this request was very unique and that she was in support of this request. Vice-Chairman Mantzey stated that he would not compare dog noises to children playing. He stated that the biggest complaints between neighbors in Stonebridge Ranch was barking dogs. Vice-Chairman Mantzey expressed concerns about if this request was approved that it would set a precedence for other similar uses in less intense zoning districts within McKinney. He stated that he would support Staff's recommendation for denial. Commission Member Doak questioned if the road noise would create more noise than the dogs in the

proposed outside runs. He stated that the applicant should have done more due diligence in finding a location knowing that at some point they would want outside dog runs. Commission Member Doak stated that he typically does not go against Staff's recommendations. He did not believe that the dogs would create that big of disturbance for the adjacent property owners; however, if there were noise issues that it would bite them pretty hard. Commission Member Doak stated that he would be in support of the proposed rezoning request. Commission Member Haeckler stated that noise ordinance was there for a reason. He stated that the applicant's noise study was done with 15 dogs; however, there could be up to 40 dogs outside. Commission Member Haeckler stated that dog noises carry. He stated that he would be in support of Staff's recommendation for denial of the proposed rezoning request. Commission Member McCall stated that he was in favor of the proposed rezoning request, since the subject property was not adjacent to a residential property and located near a busy road. He felt there would be enough screening and distance to block the sound of the dogs barking. Chairman Cox stated that the City's ordinances are in place for a reason. He felt this request was a unique situation that warrants supporting. Chairman Cox stated that there were enforcement measures in place if there were any concerns. He applauded Staff in the work they did on this request. Chairman Cox stated that he respected the opinions of the other Planning and Zoning Commission Members. On a motion by Commission Member Taylor, seconded by Commission Member Kuykendall, the Commission recommended approval of the proposed rezoning request as requested by the applicant, with a vote of 5-2-0. Vice-Chairman Mantzey and Commission Member Haeckler voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 3, 2019.



On a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, 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 7:34 p.m.

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BILL COX  
Chairman