

PLANNING AND ZONING COMMISSION

MARCH 26, 2024

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 26, 2024 at 6:00 p.m.

City Council Present: Patrick Cloutier

Commission Members Present: Chairman Bill Cox, Vice-Chairman Steve Lebo, Russell Buettner, Bry Taylor, Charles Wattley, Jesse Conrad, and Deidre Woodard

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

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planner IIs Jake Bennett and Roderick Palmer; Planner I Stewart Starry; and Administrative Assistant Wendy Semper.

There were 30 guests present.

Chairman Cox called the meeting to order at 6:04 p.m. after determining a quorum was present.

Chairman Cox called for public comments on non-public hearing agenda items. The following people spoke in opposition regarding the site plan request # 22-0020SP2.

1. Rusty Jones, 5113 Sandy Ct, McKinney, TX
2. Dante Munoz, 200 S. Village Dr, McKinney, TX
3. Frank Kelly, 5612 Turtle Way, McKinney, TX
4. Sherry Jackson, 5120 Sandy Ct, McKinney, TX
5. Patrick Jackson, 5120 Sandy Ct, McKinney, TX
6. Patrick Lenderman, 5002 Enclave Ct, McKinney, TX
7. Sandy DeLaunay, 304 S. Village Dr, McKinney, TX
8. Heather Cramer, 5508 Crystal Ct, McKinney, TX
9. JoAnne Isotti, 5501 Crystal Ct, McKinney, TX
10. Peter Litwin, 5124 Sandy Ct, McKinney, TX
11. Keith Dyer, 5309 Arrowhead Way, McKinney, TX
12. Priyal Shah, 5233 Sandy Ct, McKinney, TX

13. Troy Barthobmew, 5404 Broken Bend Dr, McKinney, TX

14. Joanna Dyer, 5309 Arrowhead Way, McKinney, TX

The following residents turned in speaker cards in opposition to the request; however, did not wish to speak during the meeting.

1. Emma Regalado, 5129 Lake Bend Dr, McKinney, TX

2. Eugene Isotti, 5501 Crystal Ct, McKinney, TX

3. Alan & Dawn McCool, 5513 Amber Way, McKinney, TX

4. Pratik Chedda, 116 village Dr, McKinney, TX

Chairman Cox called for consideration of the two Consent Items. Request # 22-0020SP2 was pulled from the Consent Agenda to be considered separately. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

24-1384 Minutes of the Planning and Zoning Commission Regular Meeting of
March 12, 2024

Chairman Cox called for the following item pulled down from the Consent Agenda to be considered separately.

22-0020SP2 Consider/Discuss/Act on a Site Plan for Indoor Commercial
Amusement (Tivona Event Center), Located at the Southwest Corner
of South Lake Forest Drive and Virginia Parkway

Jake Bennett, Planner II, gave the presentation. The Commission asked questions which were addressed by staff. Steven Homeyer, Civil Engineer on the project addressed the question of operation hours. On a motion by Commissioner Steve Lebo, seconded by Commissioner Jesserend Conrad, the Commission unanimously voted to recommend approval of the proposed site plan per Staff's recommendation, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the City Council for final action at the April 2, 2024 meeting.

24-1385 Informational Update on the 2024 Bond Election

Trevor Minyard, Director of Strategic Services with the City Manager's Office, gave the presentation. The presentation for this item that was not included on the posted agenda is included in these minutes as Appendix A: 2024 Bond Presentation.

24-0012Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone a Portion of the Subject Property from "C2" - Local Commercial to "PD" - Planned Development District, Located at 3803 Virginia Parkway (REQUEST TO BE TABLED)

Roderick Palmer, Planner II, requested the item be tabled due to a noticing error. Commission unanimously approved the motion by Commissioner Deidre Woodard, seconded by Commissioner Charles Wattley, to close the public hearing and table the item indefinitely, with a vote of 7-0-0.

24-0002SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Vehicle Repair, Minor (Take 5 Oil), Located at 8301 Eldorado Parkway

Roderick Palmer, Planner II, gave the presentation. The commission asked questions which were addressed by staff.

Garett Johnson, 6901 La Managa Dr, Dallas, TX, applicant, spoke in favor of the item. The applicant presentation for this item not included on the posted agenda is included in these minutes as Appendix B: El Dorado and Stonebridge Development P and Z.

Commission unanimously approved the motion by Commissioner Steve Lebo, seconded by Commissioner Russell Buettner, to close the public hearing with a vote of 7-0-0.

The Commission presented comments and questions to staff which were addressed. On a motion by Commissioner Russell Buettner, seconded by Commissioner Bry Taylor, the Commission voted to recommend approval of the request as recommended by Staff, with a vote of 5-2-0. Vice-Chairman Lebo and Commission Member Wattley voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the City Council for final action at the April 16, 2024 meeting.

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

Chairman Cox called for Commission and Staff Comments. Commission Member Lebo wished a happy Easter to all.

On a motion by Commission Member Bry Taylor, seconded by Commission Member Charles 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 7:19 p.m.

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

SIGNED:

BILL COX, Commission Chair

ATTEST:

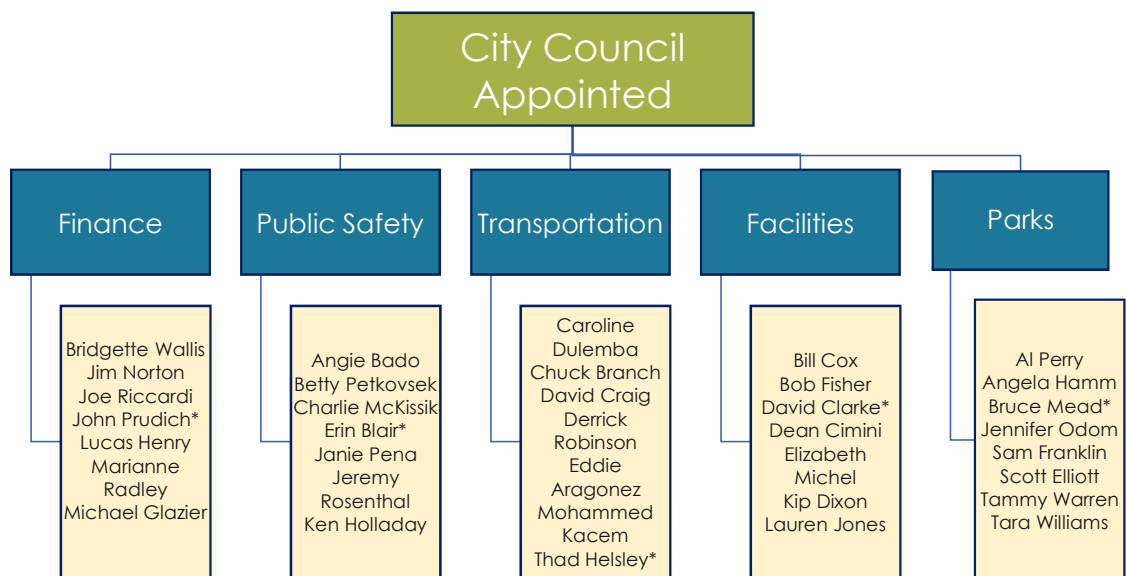
WENDY SEMPER, Meeting Clerk

City of McKinney, Texas



City of McKinney 2024 Bond Election

2024 Bond Committee



*Executive Committee Member

Parks and Recreation – Proposition A \$106M



- \$25M – Various Park Improvements
 - Towne Lake (All Phases)
- \$20M – Gabe Nesbitt Ball Fields
- \$60M – Multi-Gen Recreation Facility
 - New Construction
- \$1M – Additional Pickleball Courts
 - Various locations



Municipal Facilities

- Prop B
 - \$36M – Municipal Court Facility – New Construction
 - Approx. 36,000 Sq/Ft Facility Anticipated to Include:
 - Multiple Court Rooms
 - Jury Spaces
 - City Marshal Facilities
 - Judge and Prosecutor Facilities,
 - Public Gathering Space
 - Total Includes Land Acquisition & Parking Facility
- Prop C
 - \$30M – Public Works South Campus Improvements
 - Current City Departments Include:
 - Water Utilities
 - Wastewater Utilities
 - Street Maintenance
 - Traffic Control and Street Lighting
 - Procurement Services
 - Parks Maintenance

All project totals are preliminary estimates and subject to change.



Public Safety – Proposition D \$70M

- \$5M – Driver Training Pad
- \$5M – Future Facilities Land Acquisitions
- \$5.5M – Fire Station #3 Remodel (Eldorado & Orchid)
- \$12.5M – Fire Station #8 Reconstruction
- \$20M – Police Administration Building Renovation
- \$22M – Future Fire Station

All project totals are preliminary estimates and subject to change.



Street Improvements Proposition E \$243.5M

- \$140M+ investment in Street Expansions
- \$100M+ investment in Street Reconstructions
- Foundation for 10-year Reconstruction Program
- In Accordance w/ Capital Improvement Program



All project totals are preliminary estimates and subject to change.

2024 Election Information

- **Last Day to Register to Vote**
 - Thursday, April 4, 2024
- **Early Voting**
 - Monday, April 22 through Tuesday, April 30, 2024
- **Election Day**
 - Saturday, May 4, 2024
- **More Information**
 - www.mckinneytexas.org/2024Bond



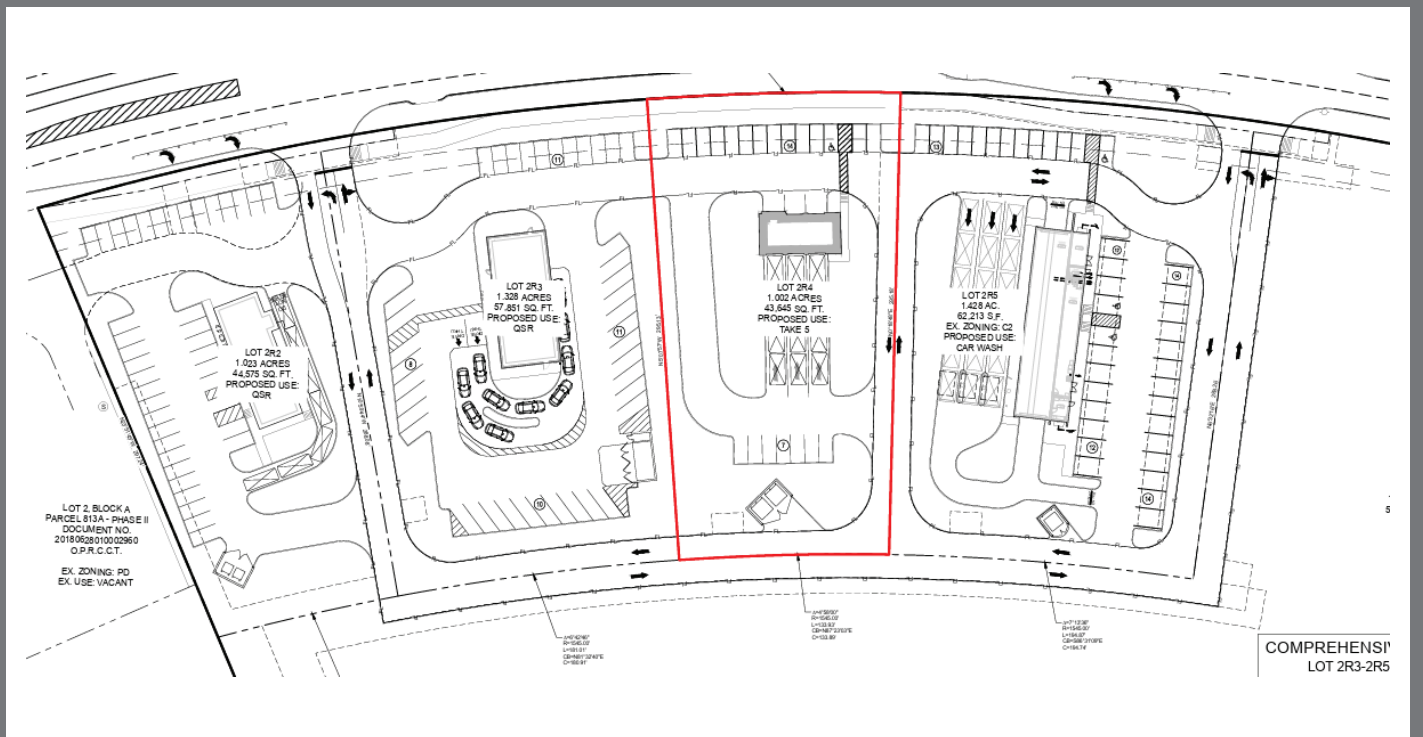
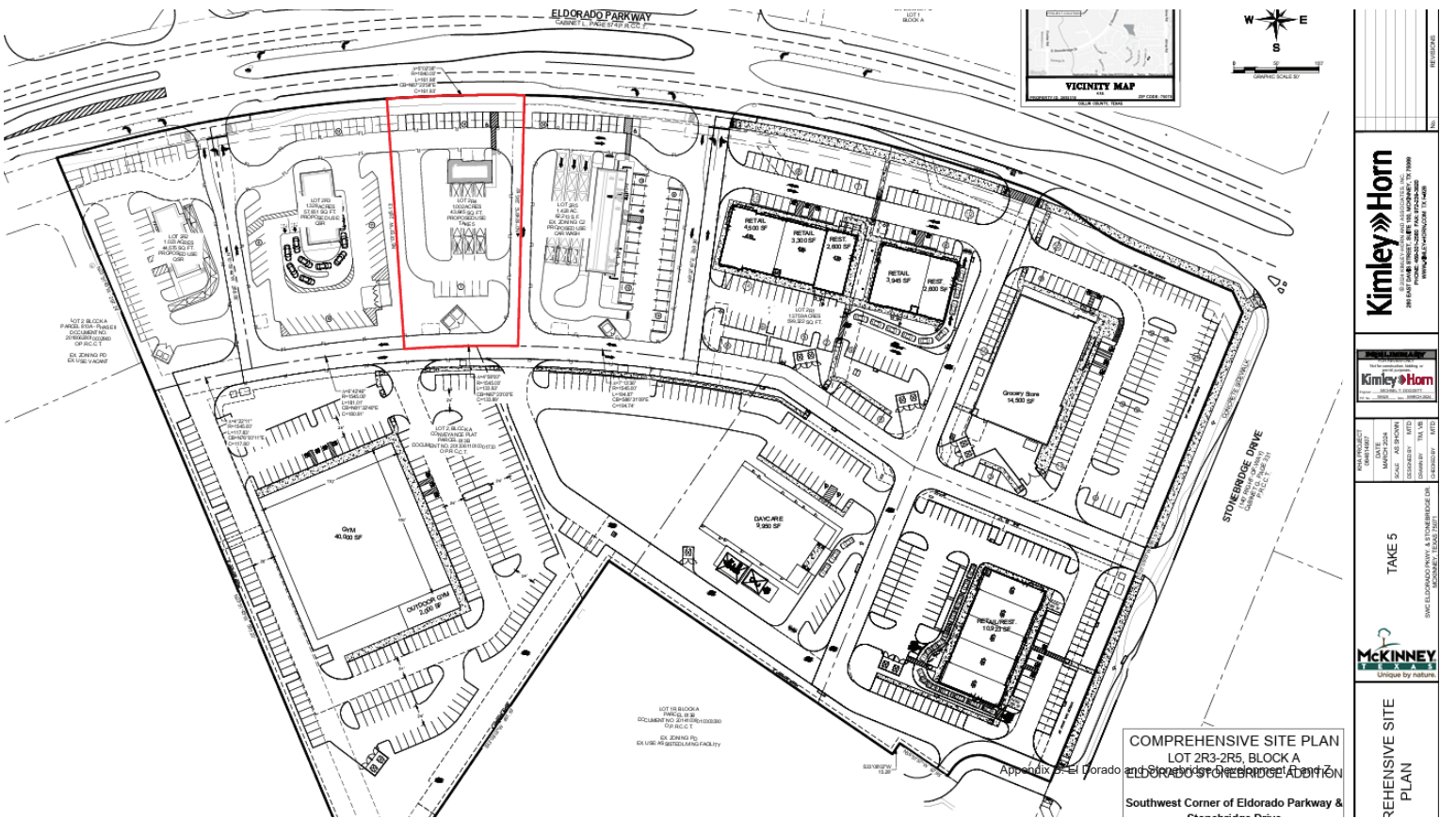
Questions, Comments, and Discussion

Eldorado and Stonebridge Development – Take 5 SUP



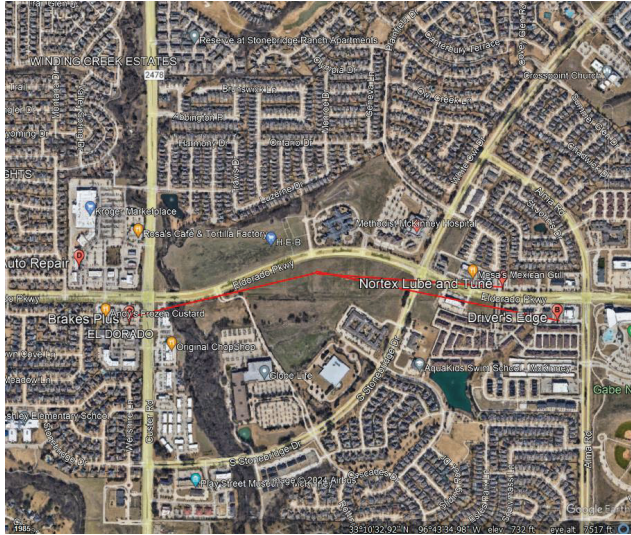
Presented by Peak Development Partners
 Garrett Johnson and Ben Paige
 With Kimley-Horn Design Team

Appendix B: El Dorado and Stonebridge Development P and Z



Appendix B: El Dorado and Stonebridge Development P and Z

Staff Recommendation



- Main reason was 3 Automotive locations within .5 miles.
- 2 of the 3 aren't Oil Change focused (Driver's Edge and Brakes Plus) with the 3rd an independent oil change.
 - Brakes Plus 0.45 miles from Take 5 location
 - Driver's Edge 0.55 miles from Take 5 location
 - Independent Oil Change 0.43 miles from Take 5 location.



Appendix B: El Dorado and Stonebridge Development P and Z

Staff Recommendation Cont.

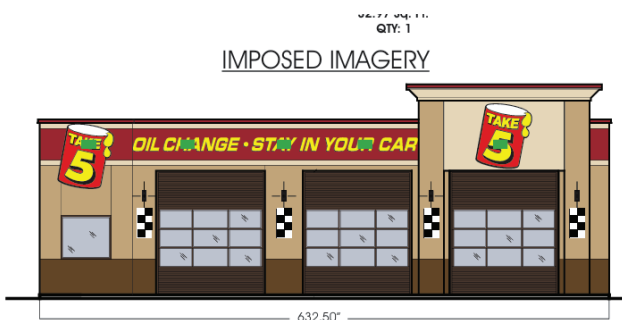
- Staff did mention this would be a good location for an automotive use as it is away from residential areas and along a highly commercial corridor.
- Peak has had contact with the Stonebridge Ranch HOA and showed the board the development intentions which was met with zero issues or concerns. Mayor Fuller is a member on the board; as well as the land-owner to the west of this parcel.
- We have reached out to Councilman Cloutier to work with him on making sure we have his support for this development.

Appendix B: El Dorado and Stonebridge Development P and Z

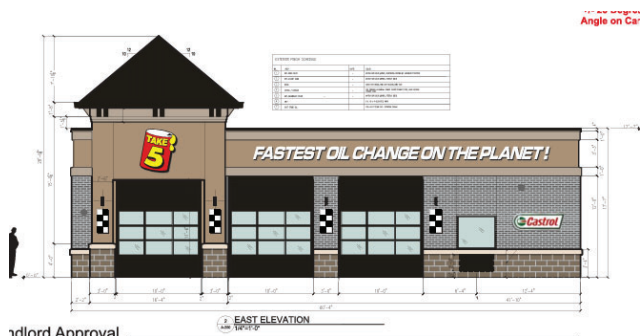
Take 5 Elevations

Proto Elevations

All stucco and EIFs without pitched roof



Example of Potential Enhanced Elevations for McKinney – Brick with pitched roof



Appendix B: El Dorado and Stonebridge Development P and Z