

## PLANNING AND ZONING COMMISSION

JULY 25, 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, July 25, 2023, at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Russell Buettner, Steve Lebo, Charles Wattley, Eric Hagstrom – Alternate, and Aaron Urias - Alternate

Commission Members Absent: Bry Taylor and Scott Woodruff

Capital Improvements Advisory Committee Member Present; however, did not participate in the meeting: Steve Wilson

Staff Present: Director of Planning Jennifer Arnold; Senior Planner Kaitlin Sheffield; Planner II Roderick Palmer, Planners Jake Bennett, Araceli Botello, and Bhumika Thakore; and Administrative Assistant Terri Ramey

There were approximately 40 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 Wattley, seconded by Alternate Commission Member Hagstrom, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

**23-0610** Minutes of the Planning and Zoning Commission Regular Meeting of July 11, 2023.

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212. He stated that item # 23-0141CVP would be pulled down and considered separately. On a motion by Commission Member Lebo, seconded by

Commission Member Wattley, the Commission unanimously voted to conditionally approve the following three plat requests as recommended by Staff, with a vote of 7-0-0.

**23-0137CVP** Consider/Discuss/Act on a Conveyance Plat for Addison Wilson Addition, Lots 2R1, and 3R, Block A, and Lot 1R, Block B, Located on the North Side of Laud Howell Parkway and on the East Side of Trinity Falls Parkway.

**23-0143FP** Consider/Discuss/Act on a Final Plat for Caroline J. Jecker Addition, Lot 1 & 2, Block A, Located in the City of McKinney Extraterritorial Jurisdiction (ETJ), North Side of FM 324 and Approximately 850 feet West of Evans Rd.

**23-0144FP** Consider/Discuss/Act on a Final Plat for Painted Tree Woodland East Phase 1 Addition, Located Northwest Corner of Wilmeth Road and Taylor Burk Drive.

Chairman Cox called for item # 23-0141CVP. Araceli Botello, Planner I for the City of McKinney, explained the proposed conveyance plat. She stated that Staff recommends approve of the proposed conveyance plat as conditioned in the Staff Report. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to approve the proposed conveyance plat request as recommended by Staff, with a vote of 7-0-0.

**23-0141CVP** Consider/Discuss/Act on a Conveyance Plat for Lots 1, 2, and 3, Block A, of The High Pointe Church, Located at the 3201 North Central Expressway.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212

Chairman Cox called for consideration of the Regular Agenda Items and Public Hearings.

**23-0049Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of West University Drive (US Highway 380) and Prestwick Hollow Drive.

Araceli Botello, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request. Drew Donosky, Claymoore Engineering, 1903 Central DR, Bedford, TX, concurred with the Staff Report and 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 Wattley, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request per Staff's recommendations, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the September 5, 2023 meeting.

**22-0109SP** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Retail Development (Subzi Mandi), Located on the Southeast Corner of Westridge Boulevard and Coit Road.

Jake Bennett, Planner I for the City of McKinney, stated that the citizen's comments submitted online were distributed to the Commission prior to the meeting. He explained the proposed site plan, variance request, and Staff's concerns. Jake Bennett stated that Staff recommends denial of the request. He answered the Commission's questions. Fahim Khan, FK + Architect, LLC, 400 Chisholm Place, Plano, TX, explained the proposed request. Fahim Khan answered the Commission's questions. Chairman Cox opened the public hearing and called for comments. The following eleven citizens spoke in opposition and expressed their concerns to the request.

1. Partha Narayanaswami, 1801 Masterson Drive, McKinney, TX
2. Verraveddy Vemula, 1804 Masterson Drive, McKinney, TX
3. Ravikumar Boneni, 10924 Grecian Drive, McKinney, TX
4. Ramprasad Bhupatiraju, 10900 Grecian Drive, McKinney, TX
5. Anil Valiveti, 1805 Masterson Drive, McKinney, TX
6. Archana Barla, 1905 Masterson Drive, McKinney, TX
7. Vibhavari Mahajan, 1809 Masterson Drive, McKinney, TX
8. Aravind Kolanupaka, 1901 Masterson Drive, McKinney, TX
9. Balu Thomas, 10929 Grecian Drive, McKinney, TX
10. Sriranga Jonnalagadda, 1800 Masterson Drive, McKinney, TX

11. Sachin Prasad Arkalgud Kerari, 10920 Grecian Drive, McKinney, TX

The following 14 residents turned in speaker cards in opposition to the request; however, did not wish to speak during the meeting.

1. Srinivas Putti, 1808 Masterson Drive, McKinney, TX
2. Chepur Sandhya, 1901 Masterson Drive, McKinney, TX
3. Suchil Singidi, 10901 Grecian Drive, McKinney, TX
4. Chaarulatha Desikachari, 1801 Masterson Drive, McKinney, TX
5. Bijoy Choubey, 10921 Grecian Drive, McKinney, TX
6. Nitin Mahajan, 1809 Masterson Drive, McKinney, TX
7. Jyothi Bouina, 10924 Grecian Drive, McKinney, TX
8. Phaneendra Gottipati, 10905 Grecian Drive, McKinney, TX
9. Madan Annabathini, 10917 Grecian Drive, McKinney, TX
10. Devipoosnima Danlulust, 10900 Grecian Drive, McKinney, TX
11. Venkata Nagendra Raja Jandhyam, 10908 Grecian Drive, McKinney, TX
12. Venkatemwarlu Srirargam, 10933 Grecian Drive, McKinney, TX
13. Suri Babu Kopana, 2008 Indigo Drive, McKinney, TX
14. Saravanan Shanmuga Sundaram, 10916 Grecian Drive, McKinney, TX

On a motion by Commission Member Lebo, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Jake Bennett answered the Commission Member's questions regarding access to the subject property, parking, increased traffic through the adjacent neighborhood, and dumpster location and maintenance. The Commission expressed concerns that the applicant did not speak with the adjacent property owners. Fahim Khan explained the request and offered to work with the City on the dumpster location. Vice-Chairman Mantzey and Commission Member Lebo expressed their concerns and stated that they would oppose the request. On a motion by Commission Member Lebo, seconded by Alternate Commission Member Hagstrom, the Commission unanimously voted to deny the request per Staff's recommendation, with a vote of 7-0-0. Jennifer Arnold stated that the applicant can submit a written appeal sent to her within a certain timeframe that would allow the applicant to appeal the Commission's decision to City Council.

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 or Staff comments. Jennifer Arnold, Director of Planning for the City of McKinney, announced that Caitlyn Strickland and Aaron Bloxham passed their AICP exam. She also discussed a local training opportunity for the Commission. Bill Cox thanked Staff for their hard work.

On a motion by Commission Member Wattley, seconded by Alternate Commission Member Hagstrom, 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 7:03 p.m.

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

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BILL COX  
Chairman