

## PLANNING AND ZONING COMMISSION

APRIL 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, April 25, 2023 at 6:12 p.m.

City Council Present: Rick Franklin

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

Commission Members Absent: Charles Wattley and Aaron Urias - Alternate

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

There were approximately 35 guests present.

Chairman Cox called the meeting to order at 6:12 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 Taylor, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

**23-0326** Minutes of the Planning and Zoning Commission Regular Meeting of  
April 11, 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 Lebo, the Commission unanimously voted to close the public hearing and conditionally approve the six plat requests as recommended by Staff, with a vote of 7-0-0.

- 23-0069FP** Consider/Discuss/Act on a Final Plat for Lots 1 and 2, Block A, of the Storybook, Located on the East of South Custer Road and Approximately 700 feet South of South Stonebridge Drive
- 23-0070FP** Consider/Discuss/Act on a Final Plat for Aster Park, Phase 1C Addition, Located on the North Side of FM 1461 and Approximately One Mile East of FM 2478
- 23-0071FP** Consider/Discuss/Act on a Final Plat for Aster Park, Phase 1B Addition, Located on the North Side of FM 1461 and Approximately One Mile East of FM 2478
- 23-0072PP** Consider/Discuss/Act on a Preliminary Plat for Amanov Addition, Lot 1, Block A, Located on the South Side of U.S. Highway 380 (E. University Drive) and approximately 2900 feet East of F.M. 1827
- 23-0073CVP** Consider/Discuss/Act on a Conveyance Plat for Aero Country East Addition Lot 1RA and Lot 1RB Block A, Located on the North Side of Virginia Parkway and Approximately 2220 feet West of Custer Road
- 23-0075FP** Consider/Discuss/Act on a Final Plat for Jefferson McKinney Stacy Lot 1R Block 1, Located on the South Side of Stacy Rd. and Approximately 1550 feet East of Custer Road

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.

- 23-0004SP** Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for Retail and Restaurant Use (The Lumberyard), Located at 101 South Chestnut Street

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed site plan request for a proposed restaurant and retail building and an existing building located at 101 South Chestnut Street. He discussed the applicant's request for design exceptions to the "MTC" - McKinney Town Center Zoning District. Commission Member Woodruff asked about the number of proposed tenants and uses. Mr. Bennett was unsure of the

number of proposed tenants. He stated that they are proposing a restaurant component and the building would be two-story. Mr. Matthew Crittenden, MSC Architecture, 9651 Angleridge Road, Dallas, TX, explained the proposed request. He stated that their intention was to have a restaurant use with a single tenant; however, they currently do not have a specific tenant confirmed for this site. Mr. Crittenden stated that they could configure it with two tenants. Commission Member Woodruff asked how they would accommodate two tenants at the building. Mr. Crittenden discussed having multiple entrances to the building and placement of signage. Chairman Cox opened the public hearing and called for comments. Mr. Ben Griffin, 2360 County Road 722, McKinney, TX, asked questions regarding the proposed parking, awning, and utilities. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Mr. Bennett stated that the alley has already been abandoned. He stated that there would be a door to the back of the building for fire access. Mr. Crittenden stated that due to the utility easement there would not be any permanent construction of an awning towards the back of the property. He discussed the alley abandonment and utilities in the easement. Commission Member Lebo had parking questions. Mr. Bennet and Mr. Crittenden explained the proposed parking changes. On a motion by Commission Member Woodruff, seconded by Commission Member Lebo, the Commission unanimously voted to approve the site plan request per Staff's recommendation, with a vote of 7-0-0.

- 23-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0001SUP2** Permit Request to Allow for a Utility Substation (Oncor Bloomdale Switch Station), Located Approximately 1,300 Feet East of U.S. 75 and North of Shawnee Drive (REQUEST TO BE TABLED)

Mr. Jake Bennett, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request. He stated that the applicant would like to set up a meeting with the neighbors to address concerns prior to moving forward with the request. Mr. Bennett stated that Staff will re-notice the item prior to an upcoming hearing. Mr. Rob Myers, Kimley-Horn, 6160 Warren Parkway, Frisco, TX, stated that they learned yesterday that there were concerns from nearby residents; therefore, they decided to request that the item be tabled to allow

them to address their concerns. Chairman Cox opened the public hearing and called for comments. The following nine residents spoke in opposition to the proposed request. They raised concerns regarding losing the greenbelt located in the floodplain behind their homes, reduced property value, health, location of the proposed service road to the site, elementary school nearby, increase in noise, safety of the neighborhood children, screening and buffering of the utility substation, whether the proposed road would be gated, and the protest process.

- Mr. Gary Laing, 708 Osage Drive, McKinney, TX
- Mr. Joe Powell, 812 Osage Drive, McKinney, TX
- Mr. Tony Kea, 1212 Nacona Drive, McKinney, TX
- Ms. Jean Sorochke, 812 Osage Drive, McKinney, TX
- Mr. Billy Clinton, 1112 Evers Drive, McKinney, TX
- Mr. Jon Wilson, 1101 Evers Drive, McKinney, TX
- Mr. Sam Striker, 1020 Evers Drive, McKinney, TX
- Mr. Sathya Kumar Reddy, 612 Osage Drive, McKinney, TX
- Mr. Corey Pearson, 808 Osage Drive, McKinney, TX

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

- Ms. Rene Curtis, 4109 Meramac Drive, McKinney, TX
- Mr. Thomas Patterson, 805 Kiowa Drive, McKinney, TX

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey asked the applicant to try to address some of the concerns raised by the nearby property owners. Mr. Myers stated that during the upcoming meeting with the neighbors they plan to bring various exhibits and would be discussing the concerns mentioned. Mr. Scott Donham, Rayburn Electric, 950 Sids Road, Rockwall, TX, stated that they were the entity connected to Oncor for the substation facility. He explained the process where they provide available areas where they can get power out to the Public Utility Commission of Texas, which determines where the utility substations will be located. Mr. Donham reiterated that neither Oncor nor Rayburn Electric decides where

the substations are built. He stated that it would be taking the power from line and emanating it out east towards to the New Hope area and Sister Grove area for a new water facility being constructed. Mr. Donham stated that the proposed substation would serve McKinney, New Hope, and the surrounding areas. Mr. Bennett stated that the Planning and Zoning Commission would make a recommendation on this request; however, the final decision would be made by City Council at a future meeting. Chairman Cox thanked Mr. Myers and Mr. Donham for planning to hold a meeting with the adjacent property owners to discuss the project. On a motion by Vice-Chairman Mantzey, seconded by commission Member Woodruff, the Commission unanimously voted to table the item indefinitely per the applicant's request, with a vote of 7-0-0.

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. There were none.

On a motion by Commission Member Lebo, seconded by Commission Member Woodruff, 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 7:21 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