

PLANNING AND ZONING COMMISSION

AUGUST 8, 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, August 8, 2023, at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Russell Buettner, Steve Lebo, Bry Taylor, Charles Wattley, Scott Woodruff, and Aaron Urias – Alternate

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

Commission Members Absent: Vice-Chairman Brian Mantzey

Staff Present: Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; Planner IIs Roderick Palmer and Jake Bennett, Planners Araceli Botello and Bhumika Thakore; and Administrative Assistant Terri Ramey

There were approximately 10 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.

Commission Member Taylor stepped down on the Consent Agenda due to a possible conflict of interest on item # 23-0001GDP.

Chairman Cox called for the consideration of the two Consent Items. On a motion by Commission Member Lebo, seconded by Commission Member Buettner, the Commission voted to approve the following two Consent Items, with a vote of 6-0-1. Commission Member Taylor abstained.

23-0632 Minutes of the Planning and Zoning Commission Regular Meeting of July 25, 2023.

23-0001GDP Consider/Discuss/Act on a General Development Plan for McKinney Horizons, Located on the Northeast Corner of Bloomdale Road and Future Hardin Boulevard.

END OF CONSENT AGENDA

Commission Member Taylor returned to the meeting.

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

- 23-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0004SUP Permit Request to Allow a Restaurant with Drive-Through (Jack in the Box), Located Approximately 190 Feet North of Falcon View Drive and on the West Side of South Custer Road.

Jake Bennett, Planner II for the City of McKinney, explained the proposed specific use permit request and distributed an online form submittal with citizen comments from Kathleen Houk in opposition to the request. He stated that Staff recommends approval of the request. The applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. Kathleen Houk, 204 Sparrow Hawk, McKinney, TX, spoke in opposition to the request. She expressed concerns regarding sound pollution, hours of operation, increased traffic, reduced property values, and being located near an elementary school. On a motion by Commission Member Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Woodruff spoke in favor of the request and felt the property should have been zoned "C2" – Local Commercial District, which would allow the proposed use by right, instead of "C1" – Neighborhood Commercial District, which requires a specific use permit "SUP" for the proposed use. On a motion by Commission Member Woodruff, seconded by Commission Member Taylor, the Commission unanimously voted to recommend approval of the request 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 City Council for consideration at the September 5, 2023 meeting.

- 23-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0009SUP Permit to Allow A Stealth Telecommunication Structure (CR Charitable Golf Property Cell Tower), Located on the South Side of Collin McKinney Parkway and Approximately 1,250 Feet East of Piper Glen Road.

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed specific use permit request. She stated that Staff recommends approval of the request. David Prejean, 5566 Waneta Drive, Dallas, TX, explained the proposed request. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Lebo, 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 of the Planning and Zoning Commission would be forwarded to City Council for consideration at the September 5, 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.

Chairman Cox called for Commission or Staff comments. Bill Cox thanked Staff for their hard work.

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 6:20 p.m.

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

BILL COX
Chairman