

PLANNING AND ZONING COMMISSION

SEPTEMBER 27, 2022

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, September 27, 2022 at 6:30 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Deanna Kuykendall, Bry Taylor, Charles Wattley, Scott Woodruff, Russell Buettner – Alternate, and Eric Hagstrom - Alternate

Staff Present: Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; Planners Jake Bennett and Lexie Schrader; and Administrative Assistant Terri Ramey

There were approximately 20 guests present.

Chairman Cox called the meeting to order at 6:30 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 Consent Agenda. The Commission unanimously approved the motion by Commission Member Woodruff, seconded by Commission Member Doak, to approve the following Consent item, with a vote of 7-0-0.

22-0894 Minutes of the Planning and Zoning Commission Regular Meeting of September 13, 2022

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212. The Commission unanimously approved the motion by Commission Member Kuykendall, seconded by Commission Member Wattley, to follow staff's recommendations on the following five plat requests, with a vote of 7-0-0.

22-0142PF2 Consider/Discuss/Act on a Preliminary-Final Plat for Chase at Wilson Creek, Located on the Northwest Corner of U.S. Highway 380 (University Drive) and Future Ridge Road.

22-0151PF2 Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Independence Village Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), On the Northwest Corner of Virginia Parkway and Independence Parkway.

22-0175CVP Consider/Discuss/Act on a Conveyance Plat for McKinney Horizons Hardin Boulevard, Located along Future Hardin Boulevard Between Bloomdale Road and County Road 201, Approximately 2,510 Feet West of Community Avenue.

22-0180CVP Consider/Discuss/Act on a Conveyance Plat for Hidden Lakes Addition, Located on the South Side of US Highway 380 and approximately 1,000 Feet West of Custer Road.

22-0183CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1-7, Block A, of the Prestwick Park 380 Addition, Located on the Southwest Corner of Prestwick Hollow Drive and West University Drive.

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.

22-0034SP Conduct a Public Hearing to Consider/Discuss/Act on Variances to a Site Plan for SnapClean Car Wash, Located at 1514 South Tennessee Street.

Mr. Jake Bennett, Planner for the City of McKinney, explained the proposed site plan. He stated that Staff recommends approval and offer to answer questions. There were none. Mr. Will Winkelmann, Winkelmann & Associates, 6750 Hillcrest Plaza Drive, Dallas, 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 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 October 18, 2022 meeting.

Commission Member Woodruff stepped down on the following proposed rezoning request due to a possible conflict of interest.

22-0095Z 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 Eldorado Parkway and Stonebridge Drive.

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, stated that a revised Staff Report was distributed to the Commission prior to the meeting and will be updated in the Council packet. She stated that the item summary section of the Staff Report was updated. Ms. Sheffield stated that Staff's recommendation had not changed. She explained the proposed rezoning request. Ms. Sheffield stated that given the sites location on the corner of two Greenway arterial roadways and the surrounding commercial uses, Staff is of the professional opinion that the rezoning request will allow uses appropriate for the area to develop. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Zach Rogers, GBT Realty Corporation, 9010 Realty Corporation, 9010 Overlook Boulevard, Brentwood, TN, concurred with the revised Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if they own the back piece of the property. Mr. Rogers said no that the current property owner will retain that rear portion of the property. Vice-Chairman Mantzey asked if there were any current plans for the rear portion of the property. Mr. Rogers was unaware of any current plans for that property. 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 voted to close the public hearing, with a vote of 6-0-1. Commission Member Woodruff abstained. Vice-Chairman Mantzey stated that he was not concerned with "C2" – Local Commercial District on the edge of the property considering the intersection and HEB development. He had concerns regarding development issues on the property to the back zoned for "PD" – Planned Development. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission voted to recommend approval of the request per Staff's recommendation, with a vote of 6-0-1. Commission Member

Woodruff abstained. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the October 18, 2022 meeting.

The revised Staff Report for this item was not included on the posted agenda. It is included in these minutes as *Appendix A: Revised Staff Report for item # 22-0095Z*.

Commission Member Woodruff returned to the meeting.

22-0100Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property From "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 575 Feet North of Craig Drive and on the West Side of U.S. Highway 75 (Central Expressway).

Ms. Lexie Schrader, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request since the conformance with the Comprehensive Plan designation and its compatibility with surrounding developments in a primarily commercial area, Staff recommends approval of the proposed rezoning request. Ms. Schrader offered to answer questions. There were none. Mr. Casey Gregory, Sanchez and Associates, 2000 N. McDonald Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, 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 October 18, 2022 meeting.

22-0107Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located approximately 900 Feet West of Hardin Boulevard and on the North Side of Virginia Parkway.

Mr. Jake Bennett, Planner for the City of McKinney, explained the proposed rezoning request. He stated that it was Staff's professional opinion that the proposed

rezone would be compatible with adjacent land uses and the Comprehensive Plan and would be appropriate along a major arterial roadway. Mr. Bennett stated that Staff recommends approval of the proposed rezoning request and offer to answer questions. There were none. Mr. Casey Gregory, Sanchez and Associates, 2000 N. McDonald Street, McKinney, TX, explained the proposed rezoning request and offered to answer questions. Commission Member Woodruff asked if they have a tenant yet. Mr. Gregory said no. Vice-Chairman Mantzey asked about the proposed square footage. Mr. Gregory stated that it would probably be 2,000 – 2,500 square feet. Chairman Cox asked about access to the property. Mr. Gregory stated that the fire lane would take up quite a bit of the area. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Doak, seconded by Commission Member Kuykendall, 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 October 18, 2022 meeting.

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0007SUP Permit for a Day-Care (Children of America), Located at 4021 South Custer Road.

Mr. Jake Bennett, Planner for the City of McKinney, explained the proposed specific use permit request. He stated that it is Staff's opinion that the additional of a daycare of the subject property is compatible and should be beneficial for the surrounding community. Mr. Bennett stated that Staff recommended approval of the request and offered to answer questions. Vice-Chairman Mantzey asked if Staff noted any concentration of daycares along Custer Road. Mr. Bennett stated that there are two daycares located within a mile radius of the subject property. He stated that there are also four elementary schools, two middle schools, and other preschools. Mr. Bennett stated that there is a heavy concentration of single family residential and multi-family uses surrounding this property. Commission Member Woodruff asked about the vacant land between the subject property and Custer Road. Mr. Bennett stated that the property is currently vacant; however, it is in the process of being developed as a

mixed-use development. Commission Member Woodruff asked about access to the subject property. Mr. Bennett stated that it would be through a fire lane on the adjacent mixed-use development. Vice-Chairman Mantzey asked about the last time a rezoning request for this area came before the Commission. Mr. Bennett stated that the “C1” – Commercial Neighborhood District zoning request came before the Commission in 2021. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, gave a brief history of the previous rezoning request. The applicant was not present to give 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, with a vote of 7-0-0. Vice-Chairman Mantzey stated that the subject property was a difficult piece of property to develop. He stated that it would not have easy access to anybody coming off the residential to the back. On a motion by Vice-Chairman Mantzey, seconded by Commission Wattlely, the Commission unanimously voted to recommend approval of the request as recommended by Staff, 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 October 18, 2022 meeting.

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0013SUP2 Permit Request for a Restaurant with Drive-Through (Seven Brew Coffee), Located on the Northwest Corner of U.S. Highway 380 (University Drive) and Sharon Lane.

Ms. Lexie Schrader, Planner for the City of McKinney, explained the proposed specific user permit request to allow a restaurant with a drive-through (Seven Brew Coffee). She stated that due to direct front onto a major corridor, the surrounding existing commercial uses, and the consideration to limit access to the site in order to protect the adjacent residential development, Staff recommends approval of the specific use permit request. Ms. Schrader stated that the applicant is also requesting a variance to reduce the landscaping buffer on Bailey Drive from 20’ to 10’. She stated that the applicant is proposing to satisfy all other landscaping requirements with 20’ buffers along U.S. Highway 380 (University Drive) and Sharon Lane. Ms. Schrader stated that other existing developments to the east and west of the subject property are currently

observing landscape buffers equal to or less than 10' along Bailey Drive. She stated that Staff has no objections to reducing the landscaping buffer along Bailey Drive from 20' to 10' and recommends approval of the variance request. Ms. Schrader offered to answer questions. Vice-Chairman Mantzey asked about the screening towards the residential properties to the north. Ms. Schrader stated that the rear of the houses along Bailey Street primarily have fences. Mr. Brandon Layman, BAB Studio, LLC, 3719 Pageant Place, Dallas, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if they would own both lots. Mr. Layman stated that once the specific use permit is approved, then a minor plat to split the property into two separate parcels would be submitted. He stated that they would be leasing the eastern half of property. Commission Member Woodruff asked about the proposed egress and ingress to the site. Mr. Layman stated that Aspen Dental is proposed for the other property. He stated that they were coordinating with them regarding the fire lane and utility right-of-way. Commission Member Taylor asking how the proposed outer lane would be served. Mr. Layman stated that there would be employees taking orders and payments on tablets. He stated that they would also be distributing beverages to the customers at the driver's side window. Chairman Cox asked about other Seven Brew Coffee locations. Mr. Layman stated that there are currently 21 locations open in five states; however, they will be expanding into other states this year. He stated that the Texas locations are in Longview, Grand Prairie, Waxahachie, and Mansfield. Mr. Layman stated that they are planning to open three locations in North Texas by the end of the year. Chairman Cox opened the public hearing and called for comments. Mr. Pat Hickey, 1511 Wysong Drive, McKinney, TX, expressed concerns regarding increased traffic along Bailey Drive, trash/debris, and homeless people. He requested that there be a fence and nice landscaping along Bailey Drive to improve the area. Mr. Hickey also submitted comments using the online portal. 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 stated that the dumpster is proposed to be on Bailey Drive; therefore, that would create issues with putting up screening and a fence there. He expressed concerns about the increase in small buildings located on small pad sites.

Vice-Chairman Mantzey asked if Staff had looked at the viability of these concepts and the long-term viability of these small sites. Ms. Caitlyn Strickland stated that Staff looks at the current uses and into the future. She stated that Planning Staff worked with the Solid Waste Staff to verify that the dumpster was proposed in a viable location on the site. Ms. Strickland stated that the dumpster would be required to be landscaped, buffered, and screened from the right-of-way. She stated that it is hard to see what all the available options might be in the future for this site. Ms. Strickland stated that Staff feels the proposed use is appropriate for this location. Commission Member Woodruff expressed concerns with increased traffic on Sharon Lane and Bailey Drive. He asked if the egress and ingress to this site could be located off U.S. Highway 380 (University Drive) instead of at the back of the adjacent residential properties. Ms. Strickland stated that would be an Engineering Department question. She thought it was a Texas Department of Transportation (TxDOT) spacing requirements that would not allow access off U.S. Highway 380 (University drive) at this location. Commission Member Wattley asked if the traffic would be able to exit onto Sharon Lane or Bailey Drive. Ms. Schrader stated that the customers could use either access point to exit the property. Chairman Cox asked if Texas Department of Transportation (TxDOT) and the City's Engineering Staff worked together on the proposed plan. Ms. Schrader said no since it was not an official site plan submittal. Ms. Strickland stated that the proposed request is more about the proposed use than the site plan itself. She stated that the site plan might have some minor changes to what is being shown when it is officially submitted. The Commission Members asked about the Aspen Dental plans that is located next door. Ms. Schrader stated that the building circulation is similar. She stated that Aspen Dental's parking will be a little different. Commission Member Doak stated that Bill Smith's Café had access off U.S. Highway 380 (University Drive). Ms. Strickland stated that that they had a substandard older entrance. She stated that new development on the site would be required to follow current standards. Vice-Chairman Mantzey stated that this tract is limited and traffic heading westbound is most likely going to turn onto Sharon Lane and head back west on U.S. Highway 380 (University Drive). He stated that the garages are to the rear of the adjacent houses. Vice-Chairman Mantzey asked that Staff convey the concerns with the Engineering Staff regarding running the traffic

back towards residential properties. He stated that he was in support of the request. Commission Member Kuykendall concurred with his comments. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the Commission unanimously voted to recommend approval of the request per Staff's recommendation, with a vote of 6-1-0. Commission Member Wattley voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 3, 2022 meeting.

22- Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0015SUP Permit Request to Allow for a Hospital (Luxury Recovery), Located at
8951 Collin McKinney Parkway.

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed specific use permit (SUP). She stated that Staff is not opposed to the proposed use on the site and recommends approval of the proposed specific use permit (SUP). Ms. Sheffield offered to answer questions. Vice-Chairman Mantzey expressed concerns about the subject property having multiple specific use permit requests. Ms. Strickland, Planning Manager for the City of McKinney, stated that with the new One Code McKinney, personal service will be permitted by right. She stated that will reduce the number of specific use permit requests at this site going forward. Vice-Chairman Mantzey asked if most of their patients will just be there just a portion of the day or if they will be staying overnight. Ms. Sheffield stated that it was her understanding that most patients would only be staying a portion of the day. She stated that there is the potential for a few patients to stay overnight. Commission Member Woodruff wanted to clarify that the proposed use was only for this suite and not for the entire building. Ms. Sheffield stated that was correct. Mr. Sam Thornal, Windfall Profit, 8509 Avenel Rod, McKinney, TX, stated that he was the landlord for the condo suite. He concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked the proposed overnight stays at this site. Mr. Thornal explained the process of the patients arriving to this site from the surgery location and staying until they were able to go home depending on the type of surgery they received. He stated that currently these services are currently being done in McKinney hotels and apartment complexes. Mr. Thornal stated that there would only be three rooms. He stated that a nurse would be giving the

patients their medicine and helping them to the bathroom if needed. Commission Member Doak asked if the patients stay could be more than one night. Mr. Thronal said no, this would only be a short term stay. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit 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 for final action at the October 18, 2022 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 and Staff Comments. Commission Members Doak and Kuykendall were thanked for their service on the Planning and Zoning Commission.

On a motion by Commission Member Doak, 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 7:36 p.m.

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

BILL COX
Chairman

Appendix A: Revised Staff Report for item # 22-0095Z

..Title

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 Eldorado Parkway and Stonebridge Drive

..Summary

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: September 27, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, Senior Planner
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 18, 2022 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: August 1, 2022 (Original Application)
September 8, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 11.4 acres of land, generally for commercial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District 2005-10-110 (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District 2003-02-015 (Office Uses), “PD” – Planned Development District 2008-08-076 (Commercial Uses)	Baybrooke Village Care and Rehab Center, Methodist McKinney Hospital
South	“PD” – Planned Development District 2005-10-110 (Commercial Uses)	Undeveloped Land; Anthology of Stonebridge
East	“PD” – Planned Development District 2005-11-114 (Commercial Uses)	Undeveloped Land
West	“C2” – Local Commercial District	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “PD” – Planned Development District to “C2” – Local Commercial District. Although the site is currently zoned for commercial uses under an existing PD – Planned Development District, the applicant has indicated a desire to rezone to a base zoning district of the City, generally to allow for the development of commercial uses in line with a modernized district.

More specifically, the current zoning on the property allows for commercial development pursuant to the “R-2” Retail District of the Stonebridge Ranch Master Zoning Ordinance (PD 1621). This requires that a concept plan be approved by the Planning and Zoning Commission and City County if development were to occur in such a way that the entire zoning area cannot be shown on a single site plan. The Stonebridge “R-2” Retail District also requires site plan approval by the Planning and Zoning Commission prior to any development on the tract(s).

Given the site’s location on the corner of two Greenway arterial roadways and the surrounding commercial uses, it is Staff’s professional opinion that the proposed “C2” – Local Commercial Zoning District allows for uses and development appropriate for the area. As such, Staff recommends approval of the proposed rezoning request.

Although Staff is supportive of the proposed rezoning, it is worth noting that the request only includes property along the frontages of Eldorado Parkway and Stonebridge Drive. Currently, the entire undeveloped tract (approximately 18.5 acres) is under a single ownership and the Stonebridge “R-2” Retail District of the Stonebridge Ranch Master Zoning Ordinance (PD 1621). Development of commercial pad sites along Eldorado Parkway and Stonebridge Drive will be easier to achieve if the rezoning request is approved. However, should the frontages of Eldorado Parkway and Stonebridge Drive develop in this manner, it could make development of commercial uses on the remaining internal tract more difficult in the future.

CONFORMANCE TO THE ONE MCKINNEY 2040 COMPREHENSIVE PLAN: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to desired development patterns in the city and to inform decisions related to the timing and phasing of future infrastructure investments. To assist in guiding these decisions, the plan includes a set of Guiding Principles that provide overall guidance and a Preferred Scenario and Land Use Diagram that illustrates the desired development patterns in the city. The Preferred Scenario and Land Use Diagram are built upon a series of distinctive districts, each with a specific purpose, focus and market. Each district consists of a mix of placetypes that identify the predominate land uses and desired pattern of development for the district.

- Guiding Principles:
The proposed rezoning request is generally in conformance with the Guiding Principle of “Diversity (Supporting our Economy and People)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “diverse economic engines... broaden the tax base, and make the City’s economy more adaptable and resilient”.
- Preferred Scenario and Land Use Diagram Characteristics:
Per the Preferred Scenario and Land Use Diagram, the subject property is located in the Established Community District and is designated as the Professional Center placetype.

Professional Center generally provides for office uses and jobs that keep people in the city during normal working hours. A Professional Center is typically well landscaped and provides opportunities for small general offices, as well as larger employment uses such as corporate headquarters, institutional facilities and medical campuses. More intense professional uses are typically seen near major transportation corridors, while smaller developments are typically within residential areas and are supportive in nature.

- Land Use Diagram Compatibility:
When considering land use decisions, the City should determine that a project aligns with the Land Use Diagram and/or meets a majority of the plan's established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request **aligns** with the Professional Center placetype of the Established Community District, is in conformance with the Land Use Diagram and should be compatible with the surrounding properties.
- Fiscal Model Analysis:
A fiscal analysis has not been provided as this zoning request does not change the uses or density that is currently permitted on the subject property.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support or opposition to this request. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any citizen comments through the online citizen portal.