

## PLANNING AND ZONING COMMISSION

FEBRUARY 11, 2020

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, February 11, 2020 at 6:00 p.m.

City Council Present: Mayor George C. Fuller and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor. Alternate Scott Woodruff was in attendance; however, he did not participate in the meeting.

Staff Present: Assistant City Manager Kim Flom, Director of Planning Jennifer Arnold, Planner Joseph Moss, and Administrative Assistant Terri Ramey

There were six guests present.

Chairman Cox called the meeting to order at 6:08 p.m. after determining a quorum was present.

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

The Commission unanimously approved the motion by Commission Member Taylor, seconded by Commission Member Haeckler, to approve the following two Consent items, with a vote of 7-0-0.

**20-0137** Minutes of the Joint Meeting of the McKinney City Council and Planning & Zoning Commission of January 28, 2020.

**20-0138** Minutes of the Planning & Zoning Commission Regular Meeting of January 28, 2020.

END OF CONSENT AGENDA

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**19-0090SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Recioto Montessori School, Located at the Northeast Corner of Stacy Road and Recioto Drive. Mr. Joe Moss, Planner I of the City of

McKinney, explained the proposed site plan and variance request. He discussed the surround properties. Mr. Moss stated that the subject property has an unusual size and shape and has some limitations given the existing access points. He stated that Staff was in support of the variance request that reduces the landscape buffer from 20 feet down to 18 feet along the frontage. Mr. Moss offered to answer questions. There were none. Mr. Casey Gregory, The Sanchez Group, 2000 N. McDonald Street, McKinney, 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 McCall, the Commission unanimously voted to close the public hearing and approve the site plan and variance request as recommended by Staff, with a vote of 7-0-0.

**19-0010SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Convenience Store with Motor Vehicle Fuel Sales (7-Eleven), Located on the Southwest Corner of Hardin Boulevard and Virginia Parkway. Mr. Joe Moss, Planner I of the City of McKinney, explained the proposed specific use permit request. He stated that the applicant was requesting a specific use permit to allow for motor vehicle fuel sales. Mr. Moss stated that the proposed layout has six fuel pumps and a 4,000 square foot retail store. He stated that the subject property borders commercial properties on three of the four corners of this intersection. Mr. Moss stated that there are single-family residents to the north. He discussed some of the proposed landscaping and screening. Mr. Moss stated that Staff feels that the proposed use and development were not in conflict with the Commercial Center placetype designated in the Comprehensive Plan. He stated that Staff recommends approval of the proposed special use permit and offered to answer questions. Chairman Cox asked if there were any plans to grade the property. Mr.

Moss did not have that information and suggested that the applicant might be able to answer the question. Mr. Derek Williams, 1025 Preston Road, Plano, TX, stated that they had looked into cutting it down to about eight feet in that area. He concurred with the Staff Report. Vice-Chairman Mantzey questioned if they might ask to expand the number of fuel pumps from six to eight at a later time. Mr. Williams stated that they run a report that looks at traffic patterns and usage to determine the number of fuel pumps. He didn't know if in the future the report might show that the site needed more fuel pumps or not. Mr. Williams discussed the extra work and expense of adding fuel pumps to the site at a later time. 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 and recommend approval of the proposed special use permit as recommended by Staff, 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 meeting on March 3, 2020.

#### END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

On a motion by Commission Member Haeckler, seconded by Commission Member McCall, 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.

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BILL COX  
Chairman