

## PLANNING AND ZONING COMMISSION

SEPTEMBER 22, 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, September 22, 2020 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor. Alternate Members Scott Woodruff and Charles Wattley were present; however, did not participate during the meeting.

Staff Present: Director of Planning Jennifer Arnold, Assistant Director of Planning Mark Doty, Planner I Michell Corona, and Administrative Assistant Terri Ramey

There were two 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 Information Sharing.

**20-0814** Director's Report. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that there was an updated Director's Report included in the Staff Report.

Chairman Cox called for the Consent Item.

The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Vice-Chairman Mantzey, to approve the following Consent item, with a vote of 7-0-0.

**20-0815** Minutes of the Planning and Zoning Commission Regular Meeting of September 8, 2020.

END OF CONSENT AGENDA

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

**20-0007M** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Make Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Minor Updates to the Future Land Use Plan, Land Use Diagrams, Placetype Definitions, Criteria for Specific Uses and Locations, Master Thoroughfare Plan, and Illustrative Cross-Sections. Mr. Mitchell Corona, Planner I for the City of McKinney, gave an overview of the proposed amendments to the ONE McKinney 2040 Comprehensive Plan, including minor updates to the Future Land Use Plan, Land Use Diagrams, Placetype Definitions, Criteria for Specific Uses and Locations, Master Thoroughfare Plan, and Illustrative Cross-Sections. He offered to answer questions. Vice-Chairman Mantzey inquired about gradient changes to the Future Land Use Diagram. Mr. Corona gave examples of the proposed changes. Vice-Chairman Mantzey asked about changes to Urban Living. Mr. Corona stated that there was some confusion with it. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the notion of density requirement in a policy document can cause conflict. She stated that removing it allows for a wider range of interpretation. Ms. Arnold stated that the code overhaul will be taking place alongside of the amendments to the Comprehensive Plan, which should marry up the place types and densities associated with the zoning code. Vice-Chairman Mantzey stated that this was a refinement of the existing ONE McKinney 2040 Comprehensive Plan and it is not undermining all the work that went into the ONE McKinney 2040 Comprehensive Plan. Mr. Corona stated that Staff was recommending approval of the proposed amendment changes to the ONE McKinney 2040 Comprehensive Plan, Including Minor Updates to the Future Land Use Plan, Land Use Diagrams, Placetype Definitions, Criteria for Specific Uses and Locations, Master Thoroughfare Plan, and Illustrative Cross-Sections. 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 per Staff's recommendations, 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 October 20, 2020.

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