

Planning And Zoning Commission Meeting Minutes of August 13, 2024

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 13, 2024 at 6:00 p.m.

City Council Present: Patrick Cloutier and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Steve Lebo, Russell Buettner, Bry Taylor, and Deidre Woodard

Alternate Commission Members Present: Aaron Urias and Gina Hammack

Commission Members Absent: Charles Wattley and Jesserend Conrad

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield, Planner II s Jake Bennett and Roderick Palmer; and Planner I Stewart Starry

There were 12 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 consideration of the following Consent Items. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, to approve the following two Consent items as recommended by Staff, with a vote of 7-0-0.

24-1847 Minutes of the Planning and Zoning Commission Work Session of June 11, 2024

24-1846 Minutes of the Planning and Zoning Commission Regular Meeting of July 23, 2024

The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Alternate Commission Member Hammack, to table the following Consent item indefinitely as recommended by Staff, with a vote of 7-0-0.

- 23-** Consider/Discuss/Act on a Concept Plan for Modera McKinney Ridge
0001CP Phase 2, Located on the East Side of Future Hardin Boulevard and
Approximately 630 Feet North of Bloomdale Road

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

- 21-** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a
0024SP2 Site Plan for a Multi-Family Development (Avanta Painted Tree),
Located at the Southeast Corner of Wilmeth Road and North Lake Forest
Drive

Caitlyn Strickland, Planning Manager with the City of McKinney, gave the presentation. The Commission asked questions which were addressed by staff. Jodi House, TBG, 2001 Bryan Street, Dallas, TX, applicant, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, the Commission unanimously voted to close the public hearing and approve the request per Staff's recommendation, with a vote of 7-0-0.

- 24-0053Z2** 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 at the Southeast Corner of
Custer Road and Silverado Trail

Roderick Palmer, Planner II with the City of McKinney, gave the presentation. The Commission asked questions which were addressed by staff. Carlos Cabre, Teague Nall Perkins, Inc., 825 Watters Creek Boulevard Suite M300, Allen, TX, applicant, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Commission Member Buettner, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing and approve 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 the City Council for final action at the August 20, 2024 meeting.

Chairman Cox called for Public Comments regarding matters not on the agenda. There were none.

Chairman Cox called for Commission and Staff Comments. There were none.

On a motion by Alternate Commission Member Hammack, seconded by Commission Member Woodard, 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 6:26 p.m.

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

SIGNED:

BILL COX, Commission Chair

ATTEST:

JENNIFER ARNOLD, Director of
Planning/Meeting Clerk

City of McKinney, Texas