

## PLANNING AND ZONING COMMISSION

OCTOBER 11, 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, October 11, 2022 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Russell Buettner, Steve Lebo, Bry Taylor, Charles Wattley, and Scott Woodruff

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

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; Planners Jake Bennett, Lexie Schrader, and Araceli Botello; and Administrative Assistant Terri Ramey

There were three guests present.

Chairman Cox called the meeting to order at 6:15 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 Chairman Cox called for the Information Sharing Item. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, gave a brief presentation. No action was taken.

### **22-0936** Director's Report

Chairman Cox called for the Consent Agenda. The Commission unanimously approved the motion by Commission Member Woodruff, seconded by Commission Member Wattley, to approve the following Consent item, with a vote of 7-0-0.

### **22-0937** Minutes of the Planning and Zoning Commission Regular Meeting of September 27, 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 Vice-Chairman Mantzey, seconded by Commission Member Taylor, to follow Staff's recommendations on the following four plat requests, with a vote of 7-0-0.

- 22-0185CVP** Consider/Discuss/Act on a Conveyance Plat for Columbus McKinney, Located on the Northeast Corner of East Virginia Street and North McDonald Street (State Highway 5).
- 22-0188CVP** Consider/Discuss/Act on a Conveyance Plat for Lot 1, Block A of the Modera McKinney Addition, Located on the East Side of Future Hardin Boulevard and Approximately 1,500 Feet North of Bloomdale Road.
- 22-0190PF** Consider/Discuss/Act on a Preliminary-Final Plat for Jefferson Bois D'Arc Addition, Located Approximately 450 Feet South of West University Drive and on the West Side of Bois D'Arc Road.
- 22-0192PF** Consider/Discuss/Act on a Preliminary-Final Plat for City Park Place Addition, Located on the Northeast Corner of Stacy Road and McKinney Ranch Parkway.

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.

- 22-0108Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Multi-Family Residential and Commercial Uses, Located on the Southwest Corner of Collin McKinney Parkway and Alma Drive.

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff does not have any objections to the proposed setback request. Ms. Sheffield stated that there is existing parallel parking along Rundell Way that provides an additional buffer from the right-of-way. She stated that with the applicant's proposed development regulations along with their vision and goals, the overall proposed development should create a cohesive and integrated community. Ms. Sheffield stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey asked if

Staff was comfortable with 3-4 fast food drive-throughs at this intersection. Ms. Sheffield said yes. She stated that Staff has not received any proposed development plans for Tract B. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed rezoning request and concurred with the Staff Report. Vice-Chairman Mantzey asked if they would consider eliminating fast food drive-throughs on this site. Mr. Roeder stated that his client is mainly interested in Tract A. He felt that Tract B would probably have medical offices due to the allowed uses on Tract A. Vice-Chairman Mantzey asked if they were leaving the drive-through in the proposed "PD" – Planned Development District request. Mr. Roeder said yes. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning 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 November 1, 2022 City Council 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. The Commission recognized a Leadership McKinney member that was in attendance.

On a motion by Commission Member Taylor, seconded by Commission Member Lebo, 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 6:25 p.m.

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

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BILL COX  
Chairman