

Planning And Zoning Commission Meeting Minutes of September 10, 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, September 10, 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, Jesserend Conrad, Charles Wattley, and Deidre Woodard

Alternate Commission Members Present: Gina Hammack

Commission Members Absent: Bry Taylor

Alternate Commission Members Absent: Aaron Urias

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner IIs Roderick Palmer and Araceli Botello; Planner I Stewart Starry;

There were 8 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. Chairman Cox stated that agenda item 24-1939 contained a typographical error and the correct date of the meeting is August 27th, not August 24th. Commission Member Wattley stated that there was an additional typographical error and the correct title should read Commission Member Woodard, not Chairman Member Woodard. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, to approve the following Consent items as recommended by Staff with the corrections noted, with a vote of 7-0-0. The revised minutes that were approved by the Commission is included in these minutes as Appendix A: 08.27.2024 PZ Minutes.

24-1939 Minutes of the Planning and Zoning Commission Regular Meeting of August 27, 2024

- 23-** Consider/Discuss/Act on a Concept Plan for Modera McKinney Ridge
0001CP2 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.

- 24-0045SP** Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for Office, Minor Vehicle Repair, and Outdoor Storage (Frontier Waste Solutions), Located at the Southwest Corner of Airport Drive and Wattley Way

Roderick Palmer, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by staff. Hector Leon, Westwood, 2901 Dallas Parkway Suite 400, Plano, 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 Alternate Commission Member Hammack, the Commission unanimously voted to close the public hearing and approve the request per Staff's recommendation, with a vote of 7-0-0.

- 23-0007Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "I1" - Light Industrial District, Located on the South Side of Old Mill Road and Approximately 720 Feet West of County Road 317

Aracelli Botello, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by staff. Michael Carlisle, Kimley-Horn, 260 E Davis Street Suite 100, McKinney, TX, applicant, explained the request and answered questions. Clay Richardson, 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 Woodard, seconded by Commission Member Conrad, the Commission unanimously voted to close the public hearing with a vote of 7-0-0. Chairman Cox called for Commission comments. There were none. On a motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, the Commission

unanimously voted to 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 September 30, 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 Commission Member Buettner, seconded by Commission Member Conrad, 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 6:23 p.m.

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

SIGNED:

BILL COX, Commission Chair

ATTEST:

KAITLIN SHEFFIELD, Meeting Clerk

City of McKinney, Texas

Planning And Zoning Commission Meeting Minutes of August 27, 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 27, 2024, at 6:00 p.m.

City Council Present: Patrick Cloutier

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

Alternate Commission Members Present: Gina Hammack and Aaron Urias

Commission Members Absent: Bry Taylor and Jesserend Conrad

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

There were 16 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 Item. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

24-1907 Minutes of the Planning and Zoning Commission Regular Meeting of August 13, 2024

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

22-0039SP2 Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Development (Hidden Villas), Located on the Southeast Corner of Bush Drive and El Lago Drive

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Jacob Bennett, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by staff. Martin Mitchell, PowerBuild Construction, LLC, 1 Ravinia Drive NE Suite 1200, Atlanta, GA, 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 Buettner, the Commission unanimously voted to close the public hearing. Chairman Cox called for Commission comments. There were none. On a motion by Commission Member Woodard, seconded by Alternate Commission Member Hammack, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0.

23-0106Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone a Portion of the Subject Property to "PD" - Planned Development District, Generally for Residential and Commercial Uses; and Rezone a Portion of the Subject Property from "PD" - Planned Development District, "C" - Planned Center District, "O" - Office District, and "SF-5" - Single Family Residential District to "PD" - Planned Development District, Generally for Residential and Commercial Uses; the Subject Property being 1,649 Acres Generally Located East of FM 1461 (Future Lake Forest Drive) and County Road 166 and South of County Road 168 and FM 543

Jake Bennett, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by staff. Jim Henry, Republic Property Group, 400 S Record Street Suite 1200, Dallas, TX, applicant, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. Bob Roeder, 2077 CR 168, McKinney, Texas 75071 spoke in support of the proposed request. On a motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, 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 September 17, 2024, meeting.

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24-0054Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "R6" - Residential District, Located at 5082 County Road 1205

Jake Bennett, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by staff. Jerry Sylo, JBI Partners, Inc., 2121 Midway Rd Suite 300, Carrollton, 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 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. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the City Council for final action at the September 17, 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 Commission Member Wattley, seconded by Vice-Chairman 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 6:44 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