

## PLANNING AND ZONING COMMISSION

AUGUST 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, August 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, Cam McCall, Bry Taylor, and Scott Woodruff – Alternate

Commission Members absent: Deanna Kuykendall

Staff Present: Director of Planning Jennifer Arnold, Assistant Director of Planning Mark Doty, Planner II Danielle Mathews, Planner Joseph Moss, 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.

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

**20-0658** Minutes of the Planning and Zoning Commission Regular Meeting of July 28, 2020.

END OF CONSENT AGENDA

Chairman Cox called for plat consideration under Texas Local Government Code Chapter 212.

On a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Woodruff, the Commission unanimously voted to approve the following two plats as conditioned in the Staff Report, with a vote of 7-0-0.

**20-0104CVP** Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A of the Wilmeth Central Addition, Located at the Southeast Corner of Wilmeth Road and Community Avenue.

**20-0106MRP** Consider/Discuss/Act on a Minor Replat for Lots 1 & 2, Block A, of the Jbuilt Subdivision Addition, Located Approximately 100 Feet North of White Avenue and on the West Side of Coleman Street.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212

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

**20-0004M** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-130 (Vehicle Parking) of the Code of Ordinances. Mr. Mark Doty, Assistant Director of Planning for the City of McKinney, explained the proposed ordinance amendments regarding parking within the MTC – McKinney Town Center Zoning District that will encourage development. Commission Member Haeckler asked for more details regarding the proposed shared parking. Ms. Arnold stated that it would be an open use parking situation and that the spaces would not be allocated for a specific business. She stated that the proposed changes were to encourage use of the underutilized parking on the east side. Vice-Chairman Mantzey stated that he liked the provision and felt it was needed. He expressed concerns that high attended businesses could utilize most of the parking spaces. 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 recommended approval of the proposed amendments to Chapter 146 (Zoning regulations), Section 146-130 (Vehicle Parking) of the Code of Ordinances per Staff's recommendation, 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  
September 1, 2020.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that an email from Mr. Leslie Warren was distributed to the PZ Commission Members prior to the meeting for them to read.

On a motion by Commission Member McCall, seconded by Commission Member Haeckler, 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 6:15 p.m.

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BILL COX  
Chairman