

Planning and Zoning Commission Meeting Minutes of July 23, 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, July 23, 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, Jesse Conrad, Bry Taylor, Charles Wattley, and Deidre Woodard.

Commission Members Absent: Aaron Urias and Gina Hammack – Alternate Commission Members

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planner IIs Jake Bennett and Roderick Palmer; Planner I Stewart Starry; and Administrative Assistant Terri Ramey

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 Commission Member Woodard, seconded by Vice-Chairman Lebo, to approve the following two Consent items as recommended by Staff, with a vote of 7-0-0.

24-1811 Minutes of the Planning and Zoning Commission Work Session of July
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24-1812 Minutes of the Planning and Zoning Commission Regular Meeting of July
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END OF CONSENT AGENDA

Chairman Cox called for the Information Sharing Item

Jennifer Arnold, Director of Planning with the City of McKinney, offered to answer questions. No action was taken.

24-1409 Director's Report

END OF INFORMATION SHARING

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

22-0075SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a
Site Plan for a Multi-Family Development (Spur 399 Multi-Family),
Located at 3549 Medical Center Drive

Jake Bennett, Planning II with the City of McKinney, gave the presentation. The Commission asked questions which were addressed by staff. Michael Polaski, Kimley-Horn, 6160 Warren Parkway, Frisco, 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 Conrad, the Commission unanimously voted to close the public hearing and approve the request per Staff's recommendation, with a vote of 7-0-0.

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- 24-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0013SUP Permit Request for Minor Vehicle Repair (Service Street Auto), Located at
4051 South Lake Forest Drive

Stewart Starry, Planner I with the City of McKinney, gave the presentation. The Commission asked questions which were addressed by staff. Clay Cristy, ClayMoore Engineering, 1903 Central Drive, Bedford, 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 Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. On a motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to recommend approval 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 6, 2024 meeting.

- 24-0053Z** 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, Planning II with the City of McKinney, stated that Staff recommends that the Public Hearing be closed, and the item be tabled to the next meeting due to a noticing error. He stated that Staff would renote the item prior to the next meeting. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Commission Member Conrad, seconded by Commission Member Woodard, the Commission

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unanimously voted to close the public hearing and table the request to the August 13, 2024

Planning and Zoning Commission meeting per staff recommendations, with a vote of 7-0-0.

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. There were none.

On a motion by Commission Member Buettner, 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 6:31 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