

## PLANNING AND ZONING COMMISSION

SEPTEMBER 28, 2021

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 28, 2021 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Bry Taylor, Scott Woodruff – Alternate, and Charles Wattley – Alternate

Commission Members absent: Deanna Kuykendall and Cam McCall

Staff Present: Director of Planning Jennifer Arnold; Planners Jake Bennett and Sofia Sierra; and Administrative Assistant Terri Ramey

There were four guests present.

Chairman Cox called the meeting to order at 6:05 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 Vice-Chairman Mantzey, seconded by Commission Member Haeckler, to approve the following Consent item with a minor change, with a vote of 7-0-0.

**21-0859** Minutes of the Planning and Zoning Commission Regular Meeting of September 14, 2021.

END OF CONSENT AGENDA

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

**21-0127Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the North Side of Eldorado Parkway and on the West Side

U.S. Highway 75 (Central Expressway) (REQUEST TO BE TABLED). Ms. Jennifer Arnold, Director of Planning for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item tabled to the October 12, 2021 Planning & Zoning Commission meeting due to notification signs not being posted on the subject property in the timeframe required by the Zoning Ordinance. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member Doak, the Commission unanimously voted to continue the public hearing and table the request to the October 12, 2021 Planning & Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**21-0062Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District, "RG 18" - General Residence District, "PD" - Planned Development District, "BG" - General Business District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, to Allow Multi-Family and Commercial Uses and to Modify the Development Standards, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 1,115 Feet West of Hardin Boulevard. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, explained the proposed rezoning request. She stated that Staff is recommending approval of the request and offered to answer questions. Mr. R. Eric Seitz, McKinney 380 North Retail/Mf Ltd., 1110 Cowan Road, Celina, TX, explained the proposed rezoning request and offered to answer questions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended

by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning & Zoning Commission will be forwarded to City Council for final action at the October 19, 2021 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. He recognized Commission Members Haeckler and McCall for their service on the Planning & Zoning Commission and an award was given.

On a motion by Commission Member Doak, 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 6:25 p.m.

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BILL COX  
Chairman