

## PLANNING AND ZONING COMMISSION

OCTOBER 24, 2023

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 24, 2023, at 6:12 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Russell Buettner, Eric Hagstrom, Bry Taylor, Charles Wattley, Deidre Woodard, and Jesse Conrad - Alternate

Alternate Commission Member Present; however, did not participate in the meeting: Aaron Urias

Commission Members Absent: Vice-Chairman Steve Lebo

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; Planner II Roderick Palmer and Jake Bennett; Planner Cameron Christie; and Administrative Assistant Terri Ramey

There were two guests present.

Chairman Cox called the meeting to order at 6:12 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 consideration of the Consent Items. On a motion by Commission Member Wattley, seconded by Commission Member Taylor, the Commission unanimously voted to approve the following two Consent Items, with a vote of 7-0-0.

**23-0873** Minutes of the Planning and Zoning Commission Work Session of October 10, 2023.

**23-0874** Minutes of the Planning and Zoning Commission Regular Meeting of October 10, 2023.

END OF CONSENT AGENDA

Chairman Cox called for consideration of the Regular Agenda Items and Public Hearings.

**23-0069Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "C" - Planned Center District to "PD" - Planned Development District to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of Wilmeth Road and Community Avenue (REQUEST TO BE TABLED)

Kaitlin Sheffield, Senior Planner for the City of McKinney, stated that Staff recommends that the public hearing be continued and the request be tabled to the November 14, 2023 Planning and Zoning Commission meeting to allow additional time for Staff and the applicant to work on the proposed development regulations. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Hagstrom, seconded by Commission Member Woodard, the Commission unanimously voted to continue the public hearing and table the request to the November 14, 2023 Planning and Zoning commission meeting per Staff's recommendation, with a vote of 7-0-0.

**23-0091SP** Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for Commercial Entertainment, Outdoor (McKinney Flour Mill), Located at 601 East Louisiana Street

Jake Bennett, Planner II for the City of McKinney, explained the proposed design exceptions to the site plan and Staff's concerns. He stated that Staff recommends denial of the request. James Bresnahan, 2805 Piersall, McKinney, TX, explained the proposed request. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Hagstrom, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Jake Bennett and James Bresnahan answered the Commission's questions regarding the proposed screening device on the subject property. Jennifer Arnold, Director of Planning for the City of McKinney, discussed Staff's concerns. James Bresnahan stated that he was willing to make some changes to the proposed screening device along Louisiana Street. Caitlyn Strickland suggested tabling the request so Staff and the applicant could work together on a new plan. James Bresnahan was comfortable with tabling the request. On a motion by Commission Member Hagstrom, seconded by

Commission Member Wattley, the Commission unanimously voted to reopen the public hearing, continue the public hearing, and table the request to the November 14, 2023 Planning and Zoning Commission meeting, with a vote of 7-0-0.

END OF THE 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 thanked Staff for their hard work.

On a motion by Commission Member Hagstrom, seconded by Commission Member Woodard, 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 6:43 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