

## PLANNING AND ZONING COMMISSION

NOVEMBER 10, 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, November 10, 2020 at 6:00 p.m.

City Council Present: Charlie Philips and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor

Alternate Commission Members present; however, they did not participate in the meeting: Scott Woodruff and Charles Wattley

Staff Present: Director of Planning Jennifer Arnold; Planner IIs Danielle Mathews and Kaitlin Gibbon; Planner Joseph Moss; and Administrative Assistant Terri Ramey

There were approximately 40 guests present.

Chairman Cox called the meeting to order at 6:20 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.

**20-1001** Minutes of the Planning and Zoning Commission Regular Meeting of October 27, 2020.

END OF CONSENT

Chairman Cox continued the meeting with the Plat Consideration under Texas Local Government Code Chapter 212.

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, to approve the following two Preliminary-Final Plats as recommended by Staff, with a vote of 7-0-0.

**20-0075PF2** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-3, Block A of Luxe Addition, Located in the ETJ of McKinney, Approximately 1,100

Feet West of Trinity Falls Parkway and on the South Side of Weston Road (FM 543).

- 20-0137PF** Consider/Discuss/Act on a Preliminary-Final Plat for the Parker Family Addition, Located in the ETJ of McKinney, Approximately 315 Feet West of County Road 410 and on the South Side of County Road 342.

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.

- 20-0042Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and Uses, Located South of Pearson Avenue and Heritage Drive, and Approximately 160 Feet East of Redbud Boulevard. Ms. Danielle Mathews, Planner II for the City of McKinney, explained the proposed rezoning request for a "PD" - Planned Development District with a base zoning district of "MF-2" – Multiple Family Residential – Medium Density District, the relationship of the proposal to the existing built environment, and the key deviations proposed for the "PD" - Planned Development District. She stated that the applicant proposes to increase the required number of amenities from four to six for the multi-family development to meet the exceptional quality requirement. Ms. Mathews stated that the site is located within a Historically Significant Area, so facade plans will be required with the site plan submittal. She asserted that Staff is of the professional opinion that the proposal will be compatible with the built environment, and that Staff recommended approval of the proposed rezoning request with the special ordinance provision listed in the staff report. Ms. Mathews offered to answer questions. Commission Member Haeckler asked why the applicant was requesting a variance request on the setback and

landscaping requirements. Ms. Mathews stated that it was to allow for development of the site. Mr. Casey Gregory, 2000 N. McDonald Street, McKinney, TX, thanked Staff and stated that they worked closely with Staff on the proposed development standards. He explained the proposed rezoning request and offered to answer questions. There were none. 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 unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey asked about the related proposed rezoning request # 20-0093Z. Mr. Gregory stated that item was next on the agenda and was planned for office uses. He stated that there would be a shared detention pond in the middle for both properties. On a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to recommend approval of the proposed rezoning request 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 December 1, 2020.

**20-0093Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RD-30" - Duplex Residence District to "PD" - Planned Development District, Located on the North Side of White Avenue and Approximately 700 Feet West of Graves Street. Ms. Danielle Mathews, Planner II for the City of McKinney, introduced the proposed rezoning request for a "PD" - Planned Development District with a base zoning district of "SO" – Suburban Office District and listed out the surrounding uses. She explained that the subject property is in a Historically Significant Area, so facade plans would be required with the site plan submittal. Ms. Mathews elaborated on the requested deviations for the uniquely shaped site and stated that Staff felt the proposed rezoning request was compatible with the surrounding existing

development. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Casey Gregory, 2000 N. McDonald Street, McKinney, TX, spoke to the proposed rezoning request. He stated that it was a very narrow site; therefore, it would be difficult to develop. He offered to answer questions. Vice-Chairman Mantzey asked what size office building they plan to build on the site. Mr. Gregory stated the two office buildings in total would be approximately 9,000 square feet. Vice-Chairman Mantzey asked about the construction costs for the project and questioned the Fiscal Impact Analysis. Commission Member Haeckler asked about the size of the detention pond and if the site could change. Mr. Gregory stated that the detention pond has already gone through the preliminary design phase. He stated that represents what it should look like on the property. 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 close the public hearing and recommend approval of the proposed rezoning request 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 December 1, 2020.

**20-0104Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Commercial Neighborhood District, Located on the Southwest Corner of Collin McKinney Parkway and Lake Forest Drive. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that given the site's location at the corner of Collin McKinney Parkway and Lake Forest Drive, Staff is of the professional opinion that the rezoning request is appropriate and will be compatible

with the surrounding uses. Ms. Gibbon stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Doug Galloway, 2508 Edgewater, Dallas, TX, briefly explained the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey wanted to clarify that they were not requesting a special use permit at this meeting. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that was correct. Chairman Cox asked who penned the Letter of Intent included in the Staff Report. Mr. Galloway stated that the letter was created by his office on behalf of Mr. Books. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request 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 December 1, 2020.

**20-0083Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay, Generally to Modify the Development Standards, Located on the Northeast Corner of Erwin Avenue and Waddill Street. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed rezoning request, the proposed modifications to the Development Standards, and the additional tree plantings to satisfy the exceptional quality requirement. She discussed the existing, legal non-conforming duplex on Tract A and how the proposed rezoning request would affect it in the future. Ms. Gibbon stated that when looking at the surrounding area, Staff is of the opinion that the proposed rezoning

request will create a quality infill development that will blend well with the surrounding single-family residents. She stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the Staff Report and offered to answer questions. There were none. Mr. Sam Franklin, 1650 W. Virginia Street, McKinney, TX, explained the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey asked if the utilities would need to be relocated at the front of the lot. Mr. Franklin stated that he did not believe so. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request 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 December 1, 2020.

**20-0096Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Multi-Family Residential Uses, Located on the North Side of Spur 399 and Approximately 260 Feet East of Medical Center Drive. Mr. Joseph Moss, Planner I for the City of McKinney, explained the proposed rezoning request and the surrounding properties. He stated that with the Greens of McKinney Golf Course no longer operational, the applicant desires to redevelop the site and expand the multi-family uses onto the subject property. Mr. Moss stated that the property has little frontage along Medical Center Drive and access from Spur 399 may be limited due to the presence of the existing floodplain. He stated that Staff feels the proposed zoning would provide a good transition between the surrounding uses. Mr. Moss

stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the Staff Report and offered to answer questions. Commission Member Haeckler asked for the location of the floodplain area. Mr. Moss stated that it was primarily along the Spur 399 frontage. Mr. Jack Harvard, 7200 W. University Drive, McKinney, TX, thanked Staff and stated it was nice to work with them. He explained the proposed rezoning request. Mr. Harvard stated that there were a lot of trees located in the floodplain area on the site. He stated that those trees were being retained. Mr. Harvard offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request 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 December 1, 2020.

**20-0074Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for a Wedding/Event Venue or Banquet Facility with Outdoor Uses, Located on the Southwest Corner of Virginia Parkway and Lake Forest Drive. Mr. Joe Moss, Planner I for the City of McKinney, distributed 50 letters of support and 15 letters of opposition that were received after the Staff Report was prepared to the Commission prior to this meeting. He explained the proposed rezoning request and the surrounding uses. Mr. Moss discussed the previous request for this site and the differences between it and the proposed rezoning request. He stated that there had been a lot of interested in this case and summarized the concerns raised. Mr. Moss stated that

Staff did not take the concerns lightly. He discussed what measures had been taken to address as many of these concerns as possible. Mr. Moss stated that a qualifying protest petition had been submitted, which will require a super majority vote from City Council for their action on this request. He stated that Staff feels the proposal is largely in character with the existing zoning on the property and the proposed regulations go above and beyond the typical protections offered to adjacent properties by the City's ordinances. Mr. Moss stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the Staff Report and offered to answer questions. Commission Member McCall asked about the creek on the property and the potential for flooding. Mr. Moss stated that there is a creek that runs through the property. He stated that they were proposing a headwall at the top of the property. Mr. Moss also thought that the applicant intended to leave the center area open for a tree preservation area near the creek. Commission Member McCall asked if the creek was in a floodplain. Mr. Moss said it was not currently mapped as floodplain. He stated that would be further reviewed during the site plan process. Vice-Chairman Mantzey inquired about the super majority vote by City Council with six active members. Mr. Moss stated that it would take all six City Council members to vote on the motion one way or the other. Vice-Chairman Mantzey asked for clarification on when a DJ or band would be allowed to play outdoors at the site. Mr. Moss stated that the current proposal would not allow them to play any outdoor music or speaker between 9:00 p.m. – 8:00 a.m. He stated that this was an earlier time than what is normally required in the City's ordinances. Mr. Moss stated that they were limiting the outdoor activities on the property as well and gave examples. Vice-Chairman Mantzey asked about the proposed gate towards the west. Mr. Moss stated that the applicant is proposing to install a wrought iron fence along Village Drive, which would be an

emergency only access point for the Fire Department. Commission Member Haeckler asked about the tree buffer setback being proposed compared to the current zoning. Mr. Moss stated that under the current zoning it would default to a lot of the City's standards. He stated that the proposed rezoning request has an additional tree protection zone of approximately 30' minimum. Mr. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the City's existing standard ordinance would end up with some sporadic non-disturbance areas along the property lines due to only quality trees being protected. She stated that the proposed 30' zone would be a non-disturbed area without needing to be on the City's quality tree list. Commission Member Haeckler asked about the proposed lighting for the parking areas. Mr. Moss stated that the City has ordinances with certain requirements to help guard against spillover lighting. He stated that the proposed "PD" – Planned Development District does have a lighting section that requires full cutoff luminaries to help from light from spilling over to adjacent properties. Commission Member Haeckler asked about the square footage of the proposed event space. Mr. Moss stated that Staff has not seen the interior design yet. He suggested that the applicant respond to this question. Ms. Shannon Boyer, P.O. Box 161422, Ft. Worth, TX, explained the proposed rezoning request and gave a history of the project. She stated that the applicant liked the natural topography of the property. Ms. Boyer discussed ways that they tried to address the surrounding property owner's concerns. She stated that they were proposed two banquet halls totaling 12,050 square foot; however, they cannot be combined due to the way it is laid out. Ms. Boyer stated that the kitchen would be approximately 1,982 square foot. She stated that there would be a whole lot of space to support the people the banquet halls. Ms. Boyer stated that the goal of the applicant is to be a part of the community and support area community events. She stated that they

seem to have gotten off on the wrong foot with the surrounding residents. Ms. Boyer stated that they would like to repair that in the future. She offered to answer questions. Commission Member Haeckler asked if the proposed eight suites were included in the square footage. Mr. Steven Homeyer, P.O. Box 294527, Lewisville, TX, stated that they were considered part of the make ready rooms. Chairman Cox opened the public hearing and called for comments. He stated that the Commission received copies of various communications concerning this request that will be forwarded on to City Council. The following 16 residents spoke in opposition to the proposed rezoning request and some documents were distributed to the Commission. They expressed concerns regarding the proposed use near residential properties, loud noise levels, increased traffic, inadequate and overflow parking, light pollution, safety concerns, intoxicated drivers, increased accidents, disturbances to the adjacent neighborhood, overall size of the development, hours of operation, feel the use will not service the neighborhood and residents, little interaction with the community to address their concerns, overnight suites, decrease in property and tax values, decrease in number of jobs created, not what they expected to be developed on the subject property, enforcement of rules, spot zoning, and number of submittals from an applicant per project.

- Mr. Harold Vesterby, 5001 Enclave Court, McKinney, TX
- Mr. Michael Cameron, 2025 Savannah Drive, McKinney, TX
- Mr. Lonnie Langle, 5013 Forest Lawn Drive, McKinney, TX
- Mr. Patrick Jackson, 5120 Sandy Court, McKinney, TX
- Mr. Tareq Nasrallah, 5128 Lake Bend Drive, McKinney, TX
- Ms. Joyce Gorman, 5012 Enclave Court, McKinney, TX
- Ms. Mia Bella Mecham, 200 S. Village Drive, McKinney, TX
- Mr. Holden Hannon, 5401 Crystal Court, McKinney, TX
- Mr. Braxten Hewett Mecham, 200 S. Village Drive, McKinney, TX

- Mr. Michael Mecham, 200 S. Village Drive, McKinney, TX
- Ms. Heidi Mecham, 200 S. Village Drive, McKinney, TX
- Ms. Emmalee Eikmeier, 8425 Juliette Drive, McKinney, TX
- Mr. Peter Litwin, 5124 Sandy Court, McKinney, TX
- Mr. Rusty Jones, 5113 Sandy Court, McKinney, TX
- Ms. Tracy Jones, 5113 Sandy Court, McKinney, TX
- Mr. Keith Harber, 7501 Crestway Court, McKinney, TX

The following six residents turned in speaker cards in opposition to the proposed rezoning request; however, did not wish to speak during the meeting.

- Ms. Sara Eikmeier, 8425 Juliette Drive, McKinney, TX
- Ms. Hollee Hannon, 5401 Crystal Court, McKinney, TX
- Ms. Hope Hannon, 5401 Crystal Court, McKinney, TX
- Ms. Ekaterina Harber, 7501 Crestway Court, McKinney, TX
- Mr. Harrison McCord, 2300 Eaton Drive, McKinney, TX
- Mr. Bennett Mecham, 200 S. Village Drive, McKinney, TX

Mr. Joe Joplin, 407 S. Tennessee Street, McKinney, TX, spoke in favor of the proposed rezoning request. He stated that his family had owned the property since 1920. Mr. Joplin stated that the proposed rezoning request was only asking for two exceptions as presented. He explained that he lives near Downtown McKinney and enjoys hearing life go on daily. Mr. Joplin stated that government should not oppress the freedom of a property owner to explore new ways for their property. Mr. Joplin stated that the City has laws that address the neighbor's concerns. Chairman Cox asked for further comments from the public. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Mr. McCall asked if music or a live band would be allowed to play outside at the proposed development. Mr. Moss stated that they could use speaker equipment

prior to 9:00 PM if within the approved decimal range shown in the development regulations. He stated that the proposed outside uses were limited. Commission Member Kuykendall had questions regarding the noise ordinance and how having speakers just inside the door that could be heard outside would be addressed. Mr. Moss stated that the performance standards would apply to interior and exterior activities. He stated that any interior activities would need to be in compliance with the City's noise ordinance. Mr. Moss stated that it would be complaint based and the Code Department or Police Department would respond. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, gave a brief explanation on the process. She stated that they had coordinated closely with the Code Enforcement Staff to understand what recourse would be available if there were noise issues. Commission Member Haeckler asked what had changed with this submittal compared to the previous one. Mr. Moss stated that they had tied down the layout of the proposed event center, restricted the types of outdoor activities that can happen, added additional restrictions on the decimal levels not to exceed between the hours of 9:00 PM – 8:00 AM, proposing additional screening, and reduction in square footage of the event center. Commission Member Haeckler asked if the number of participants allowed on the property had changed. Ms. Arnold stated that capacity of a building was not part of the zoning process. She stated that would be determining during the building permit review process. Vice-Chairman Mantzey asked what would be allowed to be built on the property under the current zoning. Mr. Moss stated that in the tract 6 was currently zoned for retail uses. He stated that tract 7 was current zoned mostly for office uses; however, it also permitted for amusement uses that would allow for an indoor venue currently on this site. Mr. Moss stated that it currently has a 15,000 square foot maximum building restriction. He stated that the existing zoning does not currently require

wrought iron fencing. Mr. Moss stated that a masonry wall would be an available option to screen; however, not required. He stated that with the proposed rezoning request there would be wrought iron fencing with screening shrubs would be located along Village Drive. Mr. Moss stated that a masonry wall was proposed along the adjacent residential development. Commission Member Kuykendall asked Staff to address the traffic concerns raised. Mr. Moss stated that during the site plan phase the proposed drawings would be reviewed by the Engineering Department to determine if a traffic impact study would be needed and if there was proper access and circulation for the site. Chairman Cox asked how the light pollution would be addressed. Mr. Moss stated that the proposed "PD" – Planned Development District does have some specific lighting requirements. He stated that they were proposing full cutoff luminaires to help guard against light pollution near the adjacent residential properties. Mr. Moss stated that the City also has ordinances regarding light pollution from commercial developments to residential developments. He stated that the Inspections Department would check the light plans during that process. Vice-Chairman Mantzey asked how many stories they were proposing for the event center. Mr. Moss stated that they were proposing two-stories with an architectural rotunda that would stand above it. He stated that the maximum proposed height was 40-feet. Mr. Moss explained how that was measured. Commission Member Haeckler asked if there were any other venues in McKinney with located at a similar distance to residential development. Mr. Moss stated that the country clubs are located near residential and host weddings on a regular basis. He stated that The Surrey House has direct adjacency to residential. Mr. Moss stated that Staff also found similar examples in our sister cities. Chairman Cox stated that there were so letters of support received. Mr. Moss stated that those letters were received today. He stated that all letters of support or opposition received would

be forwarded to City Council for their review. He stated that the letters were sorted by last name. Mr. Moss explained that some people submitted more than one letter, so this kept those letters together in the stack. Ms. Arnold stated that all letters received are presented to the Planning and Zoning Commission and City Council. Chairman Cox asked Ms. Arnold to weigh in on the request. Ms. Arnold stated that Mr. Moss did a nice job in capturing the changes that have occurred. She stated that Staff has spent a lot of time with the applicant and several of the residents regarding this request. Ms. Arnold stated that Staff recognize and appreciate there is concern from the adjacent residents. She stated that the applicant has reduced the scope of activities that can occur outside. Ms. Arnold stated that there would be some limitation on outside noise in regard to the amplified sound after 9:00 PM. She stated that the applicant is formally tying down the layout design with the proposed rezoning request. Ms. Arnold stated that there is also a written protest on this request. She briefly explained the differences between letters of opposition versus a written protest. The Commissions stated that they understood both sides related to this request. Commission Member McCall mentioned the pros and cons that he saw with this request. He stated that he would not be supporting the proposed rezoning request. Vice-Chairman Mantzey stated that the applicant has worked with Staff and Staff provided a recommendation. He stated that Staff weighs every decision heavily on what is best for McKinney and its residents. Vice-Chairman Mantzey stated that he has two teenage drivers that go by this location frequently and that he did not share the driving concerns mentioned for the proposed use versus if restaurants were located there. He felt the residents were taking a risk by not taking the extra proposed setback and greenery. Vice-Chairman Mantzey stated this site would not be green forever. He stated that site was not in the middle of a residential area. Vice-Chairman Mantzey stated that

the site was located on a major boulevard and at a major intersection with a gas station across the street. He stated that the property would most likely be developed as commercial and it would be close. Vice-Chairman Mantzey felt that the proposed size of the building exceeds what should be in that general area; therefore, he would be voting against the proposed rezoning request. Commission Member Haeckler stated that he appreciated the citizen's comments and input. He agreed that the commercial site would not remain a green field forever. Commission Member Haeckler did not feel that the proposed event center would be the right development for this area; therefore, he would be voting against the proposed rezoning request. Commission Member Kuykendall stated that she really appreciated seeing young people come in regarding what was happening in their community. She concurred with the other Commission Members on the pros and cons of the proposed development. Commission Member Kuykendall expressed concerns that the adjacent residential property owners would be impacted by the proposed use; therefore, she would not be in support of the proposed rezoning request. Commission Member Taylor stated that the applicant had made significant changes and he found the proposed use acceptable. Chairman Cox stated that it is important that residents are involved in the process. He felt that the property deserved its chance to develop; therefore, he would be in support of the proposed rezoning request. On a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted to recommend denial of the proposed rezoning request, with a vote of 5-2-0. Chairman Cox and Commission Member Taylor voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 1, 2020.

**20-0009M** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-45 (Site Plan Approval) and Appendix G (MTC - McKinney Town Center Zoning District) of the Code of Ordinances. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed amendments to the Zoning Ordinance. She stated that the purpose of these amendments is to clarify the site plan approval process, provide clarity in the appeal process of the McKinney Town Center (MTC) Zoning District, and to add a new use within the use chart and definitions of the McKinney Town Center (MTC) Zoning District. Ms. Gibbon stated that Staff recommends approval of the proposed amendments and offered to answer questions. There were none. Chairman Cox stated that the proposed amendments were a big deal for what they address. He then opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing and recommend approval of the proposed ordinance amendments 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 December 1, 2020.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

On a motion by Commission Member McCall, seconded by Commission Member Doak, 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 8:44 p.m.

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BILL COX  
Chairman