

## **PLANNING AND ZONING COMMISSION**

**[PUBLISH DATE]**

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, <Date>, 2024 at 6:00 p.m.

City Council Present: Mayor George C. Fuller, Patrick Cloutier, and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Steve Lebo, Russell Buettner, Bry Taylor, Jesse Conrad, Charles Wattley, and Deidre Woodard

Alternate Commission Members Present; however, did not participate in the meeting: Gina Hammack and Aaron Urias

Commission Members Absent:

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planner IIs Jake Bennett and Roderick Palmer; Planner I Araceli Botello, Cameron Christie, and Stewart Starry; Audio/Video Technician Joshua Arias; and Administrative Assistant Terri Ramey

There were \_\_\_ 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.

### **WATCH THE BROADCAST LIVE**

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on: Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

### **CALL TO ORDER**

Staff: SS, AB, BC, KS, CS, JKA CC: PC, RF PZ Alt: JC PZ Alt Absent: AU # of people: 15

Commissioners Present: Bill Cox, Jesserend Conrad, Charles Wattley, Deidre Woodard, Gina Hammack, Russell Buettner, Steve Lebo

Absent: Aaron Urias, James Craig

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Items)

If you wish to address the Planning and Zoning Commission on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Staff prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Planning and Zoning Commission regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Planning and Zoning Commission Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

Public Comments regarding agenda items, including Public Hearings, may be submitted online to the Planning and Zoning Commission at <http://www.mckinneytexas.org/CitizenComments>. Please note online comments are delivered to the Commission members and staff but are not included in the meeting record.

CONSENT ITEMS

This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.

**24-2108** Minutes of the Planning and Zoning Commission Work Session Meeting of October 8, 2024

**24-2109** Minutes of the Planning and Zoning Commission Regular Meeting of October 8, 2024

Commission unanimously approved the motion by Commissioner Deidre Woodard, seconded by Commissioner Gina Hammack, to Approved 24-2109 Minutes of the Planning and Zoning Commission Regular Meeting of October 8, 2024

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**24-0004M** Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to: (1) correct typographical errors and make nonsubstantive editorial changes to: (a) Article 1 (General Provisions) and particularly to Sections 108B (Maintenance), (b) Article 2 (Zoning Regulations) and particularly to Sections 203A (Standard Procedures), 203E (Plan and Permit Procedures), 204 (Zoning Districts), 205 (Use Regulations), 206C (Screening), 206D (Commercial Garbage/Recycling Containers and Enclosures), 206E (Vehicle Parking and Loading), 206F (Architectural Standards), (c) Appendix 2A (Approved Plant List), and (d) Article 9 (Terms and Definitions) particularly to Section 902 (Definitions); (2) Make Certain Substantive Changes to: (a) Article 2 (Zoning Regulations) and particularly to Sections 205B.5 (Table of Uses), 205G.2 (Accessory Uses Definitions and Standards), 206A (Landscaping), 206C.3 (Screening Requirements), 206E.3 (Parking Calculations), 206E.7 (Driveway and Parking Surfacing Material); (b) Article 9 (Terms and Definitions) particularly to Section 902 (Definitions); to Chapter 150 (Unified Development Code) (REQUEST TO BE TABLED)

Kaitlin Sheffield, Chief Planner was called to speak

Kaitlin Sheffield, Chief Planner was called to speak

Commission unanimously approved the motion by Commissioner Steve Lebo, seconded by Commissioner Jesserend Conrad, to Tabled to Another Meeting 24-0004M Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to: (1) correct typographical errors and make nonsubstantive editorial changes to: (a) Article 1 (General Provisions) and particularly to Sections 108B (Maintenance), (b) Article 2 (Zoning Regulations) and particularly to Sections 203A (Standard Procedures), 203E (Plan and Permit Procedures), 204 (Zoning Districts), 205 (Use Regulations), 206C

(Screening), 206D (Commercial Garbage/Recycling Containers and Enclosures), 206E (Vehicle Parking and Loading), 206F (Architectural Standards), (c) Appendix 2A (Approved Plant List), and (d) Article 9 (Terms and Definitions) particularly to Section 902 (Definitions); (2) Make Certain Substantive Changes to: (a) Article 2 (Zoning Regulations) and particularly to Sections 205B.5 (Table of Uses), 205G.2 (Accessory Uses Definitions and Standards), 206A (Landscaping), 206C.3 (Screening Requirements), 206E.3 (Parking Calculations), 206E.7 (Driveway and Parking Surfacing Material); (b) Article 9 (Terms and Definitions) particularly to Section 902 (Definitions); to Chapter 150 (Unified Development Code) (REQUEST TO BE TABLED)

**23-0069Z5** 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

Anthony Walker, Resident was called to speak in opposition Karanjit Singh, Resident was called to speak in opposition Ruth Ingram, Resident was called to speak in opposition

Araceli Botello, Planner II was called to speak Jennifer Arnold answered questions Caitlyn Strickland answered questions Bob Roeder, Applicant was called to speak - 1700 Redbud Suite 300 McKinney, Texas 75069

Commission unanimously approved the motion by Commissioner Steve Lebo, seconded by Commissioner Charles Wattley, to Approved Closing Public Hearing 23-0069Z5 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

Commission unanimously approved the motion by Commissioner Russell Buettner, seconded by Commissioner Steve Lebo, to Approved 23-0069Z5 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

**24-0081Z** 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 Allow for Commercial Uses, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road

Araceli Botello was called to speak Bob Roeder, Applicant was called to speak 1700 Redbud Suite 300 McKinney, Texas 75069

Commission unanimously approved the motion by Commissioner Steve Lebo, seconded by Commissioner Deidre Woodard, to Approved 24-0081Z 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 Allow for Commercial Uses, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road

**24-0087Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from PD - Planned Development District and AG - Agricultural District to "I1" - Light Industrial District, Located on the North Side of McIntyre Road and Approximately 1780 feet East of the Intersection of North McDonald Street and McIntyre Road

Andrew Ingram, Resident was called to speak

Araceli Botello was called to speak Caitlyn Strickland answered questions Bob Roeder, Applicant was called to speak 1700 Redbud Suite 300 McKinney, Texas 75069

Commission unanimously approved the motion by Commissioner Steve Lebo, seconded by Commissioner Jesserend Conrad, to Approved Closing Public Hearing 24-0087Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from PD - Planned Development District and AG - Agricultural District

to "I1" - Light Industrial District, Located on the North Side of McIntyre Road and Approximately 1780 feet East of the Intersection of North McDonald Street and McIntyre Road

Commission unanimously approved the motion by Commissioner Steve Lebo, seconded by Commissioner Charles Wattley, to Approved 24-0087Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from PD - Planned Development District and AG - Agricultural District to "I1" - Light Industrial District, Located on the North Side of McIntyre Road and Approximately 1780 feet East of the Intersection of North McDonald Street and McIntyre Road

#### PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

#### COMMISSION AND STAFF COMMENTS

Comments relating to items of public interest such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.

#### ADJOURN

Commission unanimously approved the motion by Commissioner Gina Hammack, seconded by Commissioner Deidre Woodard, to Approved ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 18th day of October, 2024 at or before 5:00 p.m. \_\_\_\_\_ Empress Drane,  
City Secretary

The Commission unanimously approved the motion by Commission Member \_\_\_\_, seconded by Commission Member \_\_\_\_, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

#### END OF CONSENT

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

#### 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. ...

On a motion by Commission Member \_\_\_, seconded by Commission Member \_\_\_, 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 \_\_:\_\_\_ p.m.

The video recording of the meeting is available online through the City of McKinney video archives.

SIGNED:

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BILL COX, Commission Chair  
STEVE LEBO, Vice Chair

ATTEST:

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[NAME], Meeting Clerk

City of McKinney, Texas