

## PLANNING AND ZONING COMMISSION

APRIL 9, 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, April 9, 2024 at 6:00 p.m.

City Council Present: Patrick Cloutier

Commission Members Present: Chairman Bill Cox, Vice-Chairman Steve Lebo, Russell Buettner, Bry Taylor, Charles Wattley, Deidre Woodard, and Gina Hammack – Alternate Commission Member

Commission Members Absent: Jesse Conrad and Aaron Urias – Alternate Commission Member

Staff Present: Deputy City Secretary Tenitrus Bethel; Planning Manager Caitlyn Strickland; Planner IIs Jake Bennett and Roderick Palmer; Planner Is Araceli Botello and Stewart Starry; and Administrative Assistant Terri Ramey

There were four 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.

Chairman Cox called for consideration of the Consent Item. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Taylor, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

**24-1407** Minutes of the Planning and Zoning Commission Regular Meeting of  
March 26, 2024

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212. The Commission unanimously approved the motion by Commission Member Buettner, seconded by Commission Member Woodard, to approve the following plat as recommended by Staff, with a vote of 7-0-0.

**23-0228FP** Consider/Discuss/Act on a Final Plat for Best Way Addition, Within the City of McKinney's Extraterritorial Jurisdiction (ETJ), Located at the Northeast Corner of County Road 330 and Stick Horse Road

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212

Chairman Cox called for the two Information Sharing Items.

Tenitrus Bethel, Deputy City Secretary with the City of McKinney, gave a brief presentation. No action was taken.

**24-1408** Update on 2024 McKinney Board & Commission Member Appointments

Caitlyn Strickland, Planning Manager with the City of McKinney, offered to answer questions. No action was taken.

**24-1409** Director's Report

END OF INFORMATION SHARING

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

**24-0012Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and Allow for Commercial and Auto Garage Uses (Luxury Elite Garages), Located Approximately 330 feet South of the Intersection of Virginia Parkway and Hardin Boulevard and 220 feet West of Hardin Boulevard

Roderick Palmer, Planner II for the City of McKinney, explained the proposed zoning request. The Commission asked questions which were addressed by staff.

Michael Doggett, Kimley-Horn, 260 E. Davis Street, McKinney, TX, gave a presentation and answered the Commission's questions. The applicant presentation for this item was not included on the posted agenda. It is included at the end of these minutes as Appendix A: 24-0012Z2 - Luxury Elite Garages.

Chairman Cox opened the public hearing and called for comments. There being 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 Buettner, the Commission unanimously voted to recommend approved of the request as recommended by Staff, 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 April 16, 2024 meeting.

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. There were none.

On a motion by Commission Member Wattley, 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 6:33 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

ATTEST:

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TERRI RAMEY, Meeting Clerk

City of McKinney, Texas