

## PLANNING AND ZONING COMMISSION

JUNE 27, 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, June 27, 2023 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Russell Buettner, Steve Lebo, Charles Wattley, Scott Woodruff, Eric Hagstrom – Alternate, and Aaron Urias - Alternate

Commission Members Absent: Vice-Chairman Brian Mantzey and Bry Taylor

Capital Improvements Advisory Committee Member Present; however, did not participate in the meeting: Steve Wilson

Staff Present: City Secretary Empress Drane, Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; Planner II Roderick Palmer, Planners Jake Bennett and Araceli Botello; and Administrative Assistant Terri Ramey

There were eight 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 the consideration of the Consent Items. On a motion by Commission Member Lebo seconded by Alternate Commission Member Hagstrom, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

**23-0529** Minutes of the Planning and Zoning Commission Regular Meeting of June 13, 2023

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212. On a motion by Commission Member Woodruff, seconded by Commission Member Lebo, the Commission unanimously voted to conditionally approve the five plat requests as recommended by Staff, with a vote of 7-0-0.

**23-0115FP** Consider/Discuss/Act on a Final Plat for Painted Tree Woodlands West Phase 3 Addition, Located on the South side of Bloomdale Road and approximately 900 feet East of Lake Forest Drive.

**23-0116CVP** Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Aggie Hill Addition, Located at the Southeast corner of Hill Street and Francis Street.

**23-0118FP** Consider/Discuss/Act on a Final Plat for the Bloomdale 140 Addition, Located on the North Side of Bloomdale Road and approximately 560 Feet East of North Hardin Boulevard.

**23-0120FP** Consider/Discuss/Act on a Final Plat for Lot 4, Block A of the Wilmeth Central Addition, Located on the Southwest Corner of US Highway 75 and Wilmeth Road.

**23-0124PP** Consider/Discuss/Act on a Preliminary Plat for Woodland East Phase 4 Addition, Located on the West Side of Taylor-Burk Drive and Approximately 2500 Feet North of Wilmeth Road.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

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

**23-0037Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "R5" - Residential District, Generally to allow Single Family Residential Uses, Located at 504 South Tennessee Street (REQUEST TO BE TABLED).

Jake Bennett, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the request tabled to the July 11, 2023 Planning and Zoning Commission meeting at the request of the applicant and due to the 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 Woodruff, seconded by Commission Member Wattley, the Commission

unanimously voted to continue the public hearing and table the request per Staff's recommendation, with a vote of 7-0-0.

- 23-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0005SUP2** Permit for Self-Storage (Extra Space Storage), Located Approximately 610 Feet East of Custer Road and on the South Side of Bloomdale Road.

Kaitlin Sheffield, Senior Planner for the City of McKinney, gave a presentation and explained the request. She stated that Staff recommends approval of the request with the special ordinance provisions listed in the Staff Report. Trent Rockafellow, CB Capital, 1701 Nueces Street, Austin, TX, gave a presentation. Jonathan Kerby, Kimley-Horn, 13455 Noel Road, Two Galleria Tower, Dallas, TX, explained the proposed infrastructure and drainage for the site. Jonathan Kerby stated that they proposed restrooms inside the self-storage building; therefore, sanitary sewer to the site was necessary. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and recommend approval of the request per Staff's recommendations, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the July 18, 2023 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 or Staff comments. There were none.

On a motion by Commission Member Wattley, seconded by Commission Member Buettner, 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 6:15 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