

## PLANNING AND ZONING COMMISSION

FEBRUARY 27, 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, February 27, 2024, at 6:00 p.m.

City Council Present: Patrick Cloutier and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Steve Lebo, Russell Buettner, Jesse Conrad, Deidre Woodard, and Aaron Urias - Alternate

Commission Members Absent: Bry Taylor and Charles Wattley

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; Planner II Jake Bennett and Roderick Palmer; Planner I Araceli Botello and Stewart Starry; and Administrative Assistant Terri Ramey

There were ten 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.

The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, to approve the following two Consent items as recommended by Staff, with a vote of 6-0-0.

**24-1279** Minutes of the Planning and Zoning Commission Work Session of  
February 13, 2024

**24-1280** Minutes of the Planning and Zoning Commission Regular Meeting of  
February 13, 2024

END OF CONSENT AGENDA

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

- 23-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0010SUP** Permit Request to Allow a Restaurant with Drive-Through (McDonalds),  
Located at 9010 Virginia Parkway

Araceli Botello, Planner I for the City of McKinney, explained the proposed specific use permit request. She stated that staff recommends approval of the request. Leslie Ford, Ofi Chito, 3224 Collinsworth Street, Ft. Worth, TX, explained the proposed specific use permit request and answered the Commission Members' questions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Buettner, seconded by Commission Member Conrad, the Commission unanimously voted to close the public hearing and recommend approval of the request per staff's recommendation, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the City Council for final action at the March 19, 2024 meeting.

- 23-0105Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to  
Rezone the Subject Property from "RS60" - Single Family Residence  
District to "C1" - Neighborhood Commercial District, Located at 121  
Dorsey Avenue

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She stated that staff recommends approval of the request. The applicant was not present to make a presentation. Cox opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing and recommend approval of the request per staff's recommendation, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the City Council for final action at the March 19, 2024 meeting.

- 24-0009Z** 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 Southwest Corner of McKinney Ranch Parkway and  
Collin McKinney Parkway

Jake Bennett, Planner II for the City of McKinney, explained the proposed rezoning request and Staff's concerns. He stated that due to concerns with the proposed multifamily residential use on the subject property, staff recommends denial of the proposed rezoning request. Jennifer Arnold, Director of Planning for the City of McKinney, and Jake Bennett answered the Commissions' questions. Kevin Kuntz, Allen Harrison Co., 8250 N. Central Expressway, Dallas, TX, explained the proposed rezoning request. He answered the Commissions' questions. Chairman Cox opened the public hearing and called for comments. Bucky Gillett, 1100 Dickinson Drive, McKinney, TX, spoke in favor of the request. On a motion by Vice-Chairman Lebo, seconded by Commission Member Conrad, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Vice-Chairman Lebo stated that the applicant addressed the concerns on the previous rezoning request from 2023. Commission Member Buettner concurred with Vice-Chairman Lebo's comments. He stated that he was in favor of the request. Chairman Cox stated that he appreciated the applicant addressing the previous concerns. On a motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, the Commission unanimously voted to recommend approval of the request, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the City Council for final action at the March 19, 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. Commission Member Woodard mentioned the McKinney Development Updates 2024 event on March 14, 2024 held by the McKinney Economic Development Corporation (MEDC) and the McKinney Chamber of Commerce. Jennifer Arnold discussed the Texas American Planning Association (APATX24) Conference being held in Allen, TX this October.

On a motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, the Commission unanimously voted to adjourn the meeting, with a vote of 6-0-

0. There being no further business, Chairman Cox declared the meeting adjourned at 6:46 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