

Planning And Zoning Commission Meeting Minutes of August 24, 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, August 24, 2024, at 6:00 p.m.

City Council Present: Patrick Cloutier

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

Alternate Commission Members Present: Gina Hammack and Aaron Urias

Commission Members Absent: Bry Taylor and Jesserend Conrad

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner IIs Jake Bennett and Roderick Palmer; and Planner I Stewart Starry

There were 16 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 following Consent Item. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

24-1907 Minutes of the Planning and Zoning Commission Regular Meeting of August 13, 2024

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

22-0039SP2 Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Development (Hidden Villas), Located on the Southeast Corner of Bush Drive and El Lago Drive

Jacob Bennett, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by staff. Martin Mitchell, PowerBuild Construction, LLC, 1 Ravinia Drive NE Suite 1200, Atlanta, GA, applicant, explained the request and answered questions. Chairman 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. Chairman Cox called for Commission comments. There were none. On a motion by Chairman Member Woodard, seconded by Alternate Commission Member Hammack, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0.

23-0106Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone a Portion of the Subject Property to "PD" - Planned Development District, Generally for Residential and Commercial Uses; and Rezone a Portion of the Subject Property from "PD" - Planned Development District, "C" - Planned Center District, "O" - Office District, and "SF-5" - Single Family Residential District to "PD" - Planned Development District, Generally for Residential and Commercial Uses; the Subject Property being 1,649 Acres Generally Located East of FM 1461 (Future Lake Forest Drive) and County Road 166 and South of County Road 168 and FM 543

Jake Bennett, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by staff. Jim Henry, Republic Property Group, 400 S Record Street Suite 1200, Dallas, TX, applicant, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. Bob Roeder, 2077 CR 168, McKinney, Texas 75071 spoke in support of the proposed request. On a motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing and approve the request per Staff's recommendation, 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 September 17, 2024, meeting.

24-0054Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "R6" - Residential District, Located at 5082 County Road 1205

Jake Bennett, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by staff. Jerry Sylo, JBI Partners, Inc., 2121 Midway Rd Suite 300, Carrollton, TX, applicant, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Commission Member Buettner, seconded by Commission Member Woodard, the Commission unanimously voted to close the public hearing and approve the request per Staff's recommendation, 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 September 17, 2024, meeting.

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 Vice-Chairman Lebo, 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 6:44 p.m.

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

SIGNED:

BILL COX, Commission Chair

ATTEST:

JENNIFER ARNOLD, Director of
Planning/Meeting Clerk

City of McKinney, Texas