

## PLANNING AND ZONING COMMISSION

NOVEMBER 14, 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, November 14, 2023, at 6:00 p.m.

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

Commission Members Absent: Bry Taylor, Jesserend Conrad – Alternate, and Aaron Urias - Alternate

Staff Present: Director of Planning Jennifer Arnold, Planning Manager Caitlyn Strickland, Senior Planner Kaitlin Sheffield, Planner II Roderick Palmer, Planner Araceli Botello, and Administrative Assistant Terri Ramey

There were two guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

Chairman Cox called for the consideration of the Consent Item. On a motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, the Commission unanimously voted to approve the following Consent Item, with a vote of 6-0-0.

**23-0002CP** Consider/Discuss/Act on a Concept Plan for Bloomdale 140 Townhomes, Located on the East Side of Future Hardin Boulevard and Approximately 300 Feet North of Bloomdale Road

END OF CONSENT AGENDA

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

**23-0069Z2** 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 (REQUEST TO BE TABLED)

Kaitlin Sheffield, Senior Planner for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely to allow additional time for Staff and the applicant to work on the proposed development regulations. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Wattley, seconded by Commission Member Woodard, the Commission unanimously voted to close the public hearing and table the item indefinitely, with a vote of 6-0-0.

**23-** Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions  
**0091SP2** to a Site Plan for Commercial Entertainment, Outdoor (McKinney Flour Mill), Located at 601 East Louisiana Street

Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed site plan and design exception. She discussed the proposed changes made since the previous meeting and answered the Commission Member's questions. Caitlyn Strickland stated that Staff recommends approval of the proposed site plan as conditioned in the Staff Report. James Bresnahan, 407 E. Louisiana Street, McKinney, TX, explained the proposed request. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Hagstrom, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing and approve the request per Staff's recommendation, with a vote of 6-0-0.

#### 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 Hagstrom stated that he would be stepping down from the Commission after the end of the year.

On a motion by Vice-Chairman Lebo, seconded by Commission Member Hagstrom, 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 6:11 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