

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

City Council Present: Rick Franklin

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

Alternate Commission Members Present: Gina Hammack and Aaron Urias

Commission Members Absent: Jesserend Conrad, Bry Taylor, and Russell Buettner

Staff Present: Chief Planner Kaitlin Sheffield; Planner IIs Jake Bennett, Araceli Botello, and Roderick Palmer; Planner I Cameron Christie, and Stewart Starry

There were 5 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 Commission Member Woodard, seconded by Alternate Commission Member Hammack, to approve the following Consent items as recommended by Staff with the corrections noted, with a vote of 6-0-0.

**24-2004** Minutes of the Planning and Zoning Commission Regular Meeting of September 10, 2024

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

**24-0057Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the

Development Standards and to Allow for Multi-Family and Commercial  
Uses (REQUEST TO BE TABLED)

Cameron Christie, Planner I with the City of McKinney, stated that Staff recommends the public hearing be closed and the item tabled indefinitely due to public noticing errors. Staff will re-notice the item prior to an upcoming hearing. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, the Commission unanimously voted to close the public hearing and table the item indefinitely per Staff's recommendation, with a vote of 6-0-0.

- 24-0015SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Minor Vehicle Repair (Brakes Plus), Located on the West Side of North Lake Forest Drive and Approximately 1180 feet South of the Intersection of West University Drive and North Lake Forest Drive

Roderick Palmer, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by staff. Bohler Engineering, 2600 Network Blvd, Suite 310 Frisco, 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 Vice-Chairman Lebo, 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 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 October 15, 2024, meeting.

- 24-0051Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from AG - Agricultural District to "C2" - Local Commercial District, Located on the West Side of Trinity Falls Parkway and Approximately 3,400 feet North of the Intersection of the Trinity Falls Parkway and Laud Howell Parkway

Stewart Starry, Planner I with the City of McKinney, presented the item. The Commission asked questions which were addressed by staff. Ralph Wyngarden, Faulk & Foster, 678

Front Avenue NW, Suite 255, Grand Rapids, MI, 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 Woodard, 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 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 November 5, 2024, meeting.

**24-0063Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "PD" - Planned Development District, Generally to Allow for Industrial Uses, Located on the Southwest Corner of McKinney Ranch Parkway and South Hardin Boulevard

Araceli, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by staff. Tara Warren, East Group Properties, 7501 Kickapoo Drive, McKinney, TX, applicant, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. Paul Gage, 4430 Shadywood, McKinney, TX spoke in favor. David Hicks, 705 Jonesville Court, Argyle, TX spoke in favor. 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 6-0-0. Chairman Cox called for Commission comments. On a motion by Commission Member Woodard, seconded by Alternate Commission Member Hammack, the Commission unanimously voted to approve 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 October 15, 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.

On a motion by Alternate Commission Member Hammack, seconded by Vice-Chairman Lebo, 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 6:44 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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TENITRUS BETHEL, Meeting  
Clerk

City of McKinney, Texas