

PLANNING AND ZONING COMMISSION

JANUARY 24, 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, January 24, 2023 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Russell Buettner, Steve Lebo, Bry Taylor, Charles Wattley, and Scott Woodruff

Alternate Commission Member Present; however, did not participate in the meeting: Aaron Urias

Alternate Commission Member Absent: Eric Hagstrom

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planners Jake Bennett and Araceli Botello; and Administrative Assistant Terri Ramey

There were approximately four 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 Item. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0

23-0027 Minutes of the Planning and Zoning Commission Regular Meeting of January 10, 2023

END OF CONSENT AGENDA

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

22- Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use

0022SUP Permit to Allow for Telecommunications Tower Uses, Located on the

South Side of Collin McKinney Parkway and Approximately 1,250 Feet
East of Piper Glen Road (REQUEST TO BE TABLED)

Mr. Jake Bennett, Planner I for the City of McKinney, stated that Staff recommends continuing the public hearing and that the item be tabled to the February 14, 2023 Planning and Zoning Commission meeting due to the applicant not putting up the required zoning verification signs on the property. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to approve of the request per Staff's recommendation, with a vote of 7-0-0.

21- Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0013SUP Permit to Allow for Automotive, Showroom and Service Center Expansion
(Huffines Hyundai), Located at 1301 North Central Expressway

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, spoke of Staff's recommendation to approve the SUP request. Mr. Don Pascal, 904 Parkwood Court, McKinney, TX, spoke in support of the request. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing and approve of the request per Staff's recommendation, with a vote of 7-0-0.

22-0061Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to
Rezone the Subject Property from "PD" - Planned Development District
and "REC" - Regional Employment Center Overlay District to "PD" -
Planned Development District, Located approximately 335 Feet South of
Silverado Trail and on the East Side of Alma Road

Mr. Jake Bennett, Planner I for the City of McKinney, stated that the applicant has requested to table the item indefinitely. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and table the item indefinitely per the applicant's request, with a vote of 7-0-0.

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. There were none.

On a motion by Commission Member Lebo, seconded by Commission Member Woodruff, 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 6:10 p.m.

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

BILL COX
Chairman