

PLANNING AND ZONING COMMISSION

MAY 28, 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, May 28, 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, Bry Taylor, and Aaron Urias - Alternate

Commission Members Absent: Charles Wattley, Deidre Woodard, and Gina Hammack - Alternate

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planner II Roderick Palmer; Planner Is Araceli Botello, Cameron Christi, Stewart Starry, Urban Forester Hunter Worthy; and Administrative Assistant Terri Ramey

There were eight guests present.

Chairman Cox called the meeting to order at 6:03 p.m. after determining a quorum was present.

Chairman Cox called for public comments on non-public hearing agenda items. There were none.

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Items)

Chairman Cox called for consideration of the three Consent Items. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, to approve the following Consent items as recommended by Staff, with a vote of 6-0-0.

24-1603 Minutes of the Planning and Zoning Commission Work Session of April 9, 2024.

24-1604 Minutes of the Planning and Zoning Commission Regular Meeting of April 9, 2024.

24-1605 Minutes of the City Council and Planning and Zoning Commission Joint Work Session of April 23, 2024.

END OF CONSENT AGENDA

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

- 24-04-00007TREE** Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to Allow for a Reduced Tree Ratio Requirement for the Minimum Number of Canopy Trees per Single Family Residential Lot, Located at 810 Buckhill Drive.

Hunter Worthy, Urban Forester for the City of McKinney, gave the presentation. The Commission asked questions which were addressed by staff. Sandy Hart, 810 Buckhill Drive, McKinney, TX, applicant, explained the request. Chairman Cox opened the public hearing and called for comments. There were none. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Taylor, to close the public hearing and approve of the request as recommended by staff, with a vote of 6-0-0.

- 24-0007SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Outdoor Commercial Entertainment (McKinney Badminton Facility), Located at 8800 Silverado Trail.

Roderick Palmer, Planner II for the City of McKinney, gave the presentation. Michael Lyssy, 1255 W. 15th Street, Plano, TX, applicant, explained the request. Chairman Cox opened the public hearing and called for comments. There were none. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Conrad, to close the public hearing and recommend approval of the request as recommended by staff, 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 June 18, 2024 meeting.

- 24-0002M** Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to Section 203 (Procedures) of the Zoning Regulations found in Chapter 150 (Unified Development Code) of the Code of Ordinances.

Jennifer Arnold, Director of Planning for the City of McKinney, discussed the proposed ordinance amendments and answered the Commission Member's questions. Chairman Cox opened the public hearing and called for comments. William Nally, 3009 Provine Road, McKinney, TX, questioned the proposed amendments to the ordinance. He

felt that it might be more cumbersome for the applicants with the Board of Adjustment reviewing these issues. Jennifer Arnold explained that the Board of Adjustment was an appointed judicial board that has clear parameters of how they review requests. She stated that there are very specific thresholds that must be met to be considered a hardship. Jennifer Arnold stated that the appeal process would go to court instead of City Council. The Commission unanimously approved the motion by Commission Member Buettner, seconded by Vice-Chairman Lebo, to close the public hearing, with a vote of 6-0-0. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, to recommend approval of the Amendment to Section 203 (Procedures) of the Zoning Regulations found in Chapter 150 (Unified Development Code) of the Code of Ordinances as recommended by staff, 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 June 4, 2024 meeting.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox called for Public Comments regarding matters not on the agenda.

William Nally, 3009 Provine Road, McKinney, TX, spoke regarding an issue with maintenance and financial responsibility of neighbors' trees that overhang over adjacent properties. He would like the City of McKinney to address the issue.

Chairman Cox called for Commission and Staff Comments. There were none.

On a motion by Vice-Chairman Lebo, seconded by Commission Member Conrad, 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 6:31 p.m.

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

SIGNED:

BILL COX, Commission Chair

ATTEST:

TERRI RAMEY, Meeting Clerk

City of McKinney, Texas