

PLANNING AND ZONING COMMISSION

NOVEMBER 12, 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, November 12, 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, Gina Hammack, Charles Wattley, and Deidre Woodard

Alternate Commission Members Present; however, did not participate in the meeting: James Craig III and Aaron Urias

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield, Planner IIs Jake Bennett, Araceli Botello, and Roderick Palmer; Planner I Stewart Starry; Planning Technicians Brenda Cates and Natasha Lorenzo; Senior Development Liasion Dana Stillwell; and Audio/Video Technician Joshua Arias

There were 25 guests present.

Chairman Cox called the meeting to order at 6:04 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 Hammack, to approve the following Consent items as recommended by Staff with the corrections noted, with a vote of 7-0-0.

24-2158 Minutes of the Planning and Zoning Commission Regular Meeting of October 22, 2024

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

- 24-0079SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Warehouse Facility (Encore Wire), Located on 900 South Airport Drive (REQUEST TO BE TABLED)

Araceli Botello, Planner II 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 7-0-0.

- 24-0012SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Major Vehicle Repair and Automobile Storage (Hendrick Automotive), Located on the South Side of Wilmeth Road and Approximately 865 feet West of the Intersection of US Highway 75 and Wilmeth Road

Roderick Palmer, Planner II with the City of McKinney, presented the item . The Commission asked questions which were addressed by Staff. Greg Hartley, 601 S Cedar St. Suite 101 Charlotte NC, 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 Wattley, 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 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 December 3, 2024 meeting.

- 24-0017SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant (McDonalds), Located at 3300 Virginia Parkway.

Stewart Starry, Planner I with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Beck Reed, applicant, 1008

Macon St Suite 101 Fort Worth TX, 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 Conrad, 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 December 3, 2024 meeting.

24-0096Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from "AG" - Agriculture District to "I1" - Light Industrial District, Located on the South Side of Bloomdale Road and Located on the East and West Side of Cypress Hill Drive

Roderick Palmer, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Bennett See, 659 Walnut Hill Circle, Dallas TX, applicant, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. Gary Laing, 708 Osage Drive, McKinney, TX, resident, spoke in opposition. Sam Striker, 1020 Evers Drive, McKinney, TX, resident, spoke in opposition. On a motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, the Commission unanimously voted to close the public hearing with a vote of 7-0-0. Chairman Cox called for Commission comments. On a motion by Commission Member Buettner, seconded by Commission Member Wattley, the Commission unanimously voted to 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 December 3, 2024 meeting.

24-0100Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "ML" - Light Manufacturing District, and "AG" - Agriculture District to "AP" - Airport District, Located at 1915 FM 546 and Including Approximately

75 Acres of Land Located North and West of the Intersection of FM 546
and CR 317

Jake Bennett, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Mitchell McAnally, 1508 Industrial Boulevard, McKinney, TX, applicant, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. Paul Griffin, P.O. Box 65, Melissa, TX, resident, spoke in opposition. On a motion by Commission Member Woodard, seconded by Vice-Chairman Lebo, the Commission unanimously voted to close the public hearing with a vote of 7-0-0. Chairman Cox called for Commission comments. On a motion by Vice-Chairman Lebo, seconded by Commission member Woodard, the Commission unanimously voted to 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 December 3, 2024 meeting.

- 24-** Conduct a Public Hearing to Consider/Discuss/Act on Certain
0004M2 Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to: (1) correct typographical errors and make nonsubstantive editorial changes to: (a) Article 1 (General Provisions) and particularly to Sections 108B (Maintenance), (b) Article 2 (Zoning Regulations) and particularly to Sections 203A (Standard Procedures), 203E (Plan and Permit Procedures), 204 (Zoning Districts), 205 (Use Regulations), 206C (Screening), 206D (Commercial Garbage/Recycling Containers and Enclosures), 206E (Vehicle Parking and Loading), 206F (Architectural Standards), (c) Appendix 2A (Approved Plant List), and (d) Article 9 (Terms and Definitions) particularly to Section 902 (Definitions); (2) Make Certain Substantive Changes to: (a) Article 2 (Zoning Regulations) and particularly to Sections 205B.5 (Table of Uses), 205G.2 (Accessory Uses Definitions and Standards), 206A (Landscaping), 206C.3 (Screening Requirements), 206E.3 (Parking Calculations), 206E.7 (Driveway and

Parking Surfacing Material); (b) Article 9 (Terms and Definitions)
particularly to Section 902 (Definitions)

Kaitlin Sheffield, Chief Planner with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. 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 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the November 19, 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 Commission Member Hammack, seconded by Commission Member Conrad, 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 7:15 PM.

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

SIGNED:

BILL COX, Commission Chair
STEVE LEBO, Vice Chair

ATTEST:

KAITLIN SHEFFIELD, Meeting
Clerk

City of McKinney, Texas