

**PLANNING AND ZONING COMMISSION**

**FEBRUARY 13, 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, February 13, 2024, at 6:00 p.m.

City Council Present: Patrick Cloutier and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Steve Lebo, Jesse Conrad, Russell Buettner, Charles Wattley, and Aaron Urias - Alternate

Commission Members Absent: Bry Taylor, Deidre Woodard, and Gina Hammack - Alternate

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Parks Planning & Development Manager Jenny Baker; Senior Planner Kaitlin Sheffield; Planner IIs Jake Bennett and Roderick Palmer; Planner I Araceli Botello; and Administrative Assistant Terri Ramey

There were five 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 Items. On a motion by Vice-Chairman Lebo, seconded by Commission Member Conrad, the Commission unanimously voted to approve the following Consent Item with a minor correction, with a vote of 6-0-0.

**24-1225** Minutes of the Planning and Zoning Commission Regular Meeting of  
January 23, 2024

END OF CONSENT AGENDA

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

**23-0099Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "GC" - Government Complex District, Located at 1400 S. College Street

Araceli Botello, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request. Araceli Botello answered the Commission Members' questions regarding the zoning request and informational exhibits related to the cemetery. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed zoning would modernize the zoning district and help streamline the process under current development regulations. Jenny Baker, Parks Planning & Development Manager for the City of McKinney, explained the proposed rezoning request. She stated that the City of McKinney commissioned an archeological study of the site and is awaiting the report to confirm the limits of the cemetery. Jenny Baker answered the Commission Members' questions regarding the informational exhibits and fencing around the cemetery. Chairman Cox opened the public hearing and called for comments. Beth Bentley, 508 N. Chestnut Street, McKinney, TX, spoke in opposition to the request and asked that the item be tabled until more information was learned regarding the cemetery boundaries. Lars Ray, 208 Wilson Creek Parkway, McKinney, TX, expressed concerns regarding the increase of traffic for the area with the proposed park development. 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 and Vice-Chairman Lebo expressed concerns regarding the confirmation of cemetery's boundary and anticipated date for conclusion of the archeological study. Jenny Baker stated that they are currently in the process of completing the archaeological study and the preliminary design of the park. She stated that they would make any necessary changes to the park's design based upon the study's findings. Chairman Cox asked if Beth Bentley might be able to participate in process for the cemetery and park plans. Jenny Baker stated that Staff could correspond with Beth Bentley and the reports would be public documents. Commission Member Wattley expressed concerns regarding vehicles encroaching into cemetery property and inquired about any proposed fencing. Araceli Botello stated that these concerns would be addressed at the site plan phase. Vice-Chairman Lebo inquired regarding the maintenance of the cemetery. Jenny Baker stated that McKinney's Parks Maintenance doesn't maintain cemeteries. Chairman Cox asked if there would be a traffic study completed prior to the proposed park development. Araceli Botello stated that would be determined by the Engineering Department during the site plan phase. Vice-Chairman Lebo made a motion to table the item. Chairman Cox asked Staff about meeting

date options if the item was tabled. Jennifer Arnold, Director of Planning for the City of McKinney, spoke on tabling procedures for the item. Vice-Chairman Lebo amended the motion to table the item indefinitely, seconded by Commission Member Wattley. The Commission voted to table the proposed rezoning request indefinitely, with a vote of 5-1-0. Commission Member Conrad voted against the motion. Chairman Cox stated that the proposed rezoning request would be re-noticed prior to the next meeting.

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 Conrad, seconded by Commission Member Buettner, 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 6:28 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