

PLANNING AND ZONING COMMISSION

MARCH 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, March 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, Bry Taylor, Charles Wattley, Deidre Woodard, and Gina Hammack - Alternate

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

Commission Members Absent: Jesse Conrad

Staff Present: Planning Manager Caitlyn Strickland, Senior Planner Kaitlin Sheffield, Planner I Araceli Botello and Stewart Starry, and Administrative Assistant Terri Ramey

There were approximately 25 guests present.

Chairman Cox called the meeting to order at 6:02 p.m. after determining a quorum was present.

Chairman Cox called for public comments on non-public hearing agenda items. The following three people had questions regarding the site plan request 22-0020SP.

1. Tom Gibson, 5125 Sandy Court, McKinney, TX
2. Patrick Lenderman, 5002 Enclave Court, McKinney, TX
3. Sandy DeLaunay, 304 S. Village Drive, McKinney, TX

Chairman Cox called for consideration of the two Consent Items. The site plan request 22-0020SP was pulled from the Consent Agenda to be considered separately. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

24-1319 Minutes of the Planning and Zoning Commission Regular Meeting of
February 27, 2024

END OF CONSENT AGENDA

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

The following item was pulled down from the Consent Agenda to be considered separately.

22-0020SP Consider/Discuss/Act on a Site Plan for Indoor Commercial Amusement (Tivona Event Center), Located at the Southwest Corner of South Lake Forest Drive and Virginia Parkway

Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed site plan request. She answered questions brought up during the public comments on non-public hearing agenda items portion of the meeting. Caitlyn Strickland answered the Commission Members' questions. She stated that Staff was recommending approval of the proposed site plan request, since the applicant met all the City's zoning requirements. Steven Homeyer, P.O. Box 294527, Lewisville, TX, stated that he was the Civil Engineer on the project. He answered the Commission Members' questions. The Commission Members discussed the site plan and their concerns regarding the submittal. On a motion by Commission Member Woodard, seconded by Vice-Chairman Lebo, the Commission unanimously voted to table the item to the March 26, 2024 Planning and Zoning Commission meeting, with a vote of 7-0-0.

22-0119Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Allow for Multi-Family Residential Uses and Single Family Attached Residential Uses, and to Modify the Development Standards, Located on the North Side of FM 1461 and Approximately 3,700 Feet East of FM 2478

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed zoning request. She stated that an associated voluntary annexation request will be heard at the April 2, 2024 City Council meeting. Kaitlin Sheffield stated that Staff was of the opinion that the proposed zoning request should create a quality development and blend in with the surrounding properties and developments in existence today. She stated that in addition the proposed zoning request aligns with the existing pre-annexation agreement and as such Staff recommends approval of the proposed zoning request. Scott Shipp, 8000 Warren, Frisco, TX, concurred the staff report and answered the Commission Members' questions. Chairman Cox opened the public hearing and called for comments. There being none, on

a motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to recommend approval of the proposed zoning 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 April 2, 2024 meeting.

24-0011Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District and "HC" - Highway Commercial Overlay District to "C3" - Regional Commercial District, "MF30" - Multi-Family Residential District, and "HC" - Highway Commercial Overlay District, Located Approximately 450 Feet East of Terry Lane and on the South Side of West University Drive

Araceli Botello, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that letters of opposition were distributed to the Commission prior to the meeting. Araceli Botello stated that Staff recommends approval of the proposed rezoning request. Brison Williams; Abernathy, Roeder, Boyd, and Hullett, P.C.; 1700 N. Redbud Boulevard, McKinney, TX; concurred with the staff report. Chairman Cox opened the public hearing and called for comments. Sarah Meux, 4120 Angelina Drive, McKinney, TX, spoke in opposition to the request. The following two residents turned in speaker cards in opposition to the request; however, did not wish to speak during the meeting.

- Jim Luden, 4112 Angelina Drive, McKinney, TX
- Debbie Tesch, 4056 Angelina Drive, McKinney, TX

On a motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Araceli Botello answered the Commission Members' questions. On a motion by Commission Member Buettner, seconded by Commission Member Woodard, the Commission unanimously voted to recommend approval of the proposed rezoning request, 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 April 2, 2024 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. Commission Member Woodard mentioned that the McKinney Shamrock Run would be held on Saturday, March 16, 2024. Caitlyn Strickland welcomed Gina Hammack to the Planning & Zoning Commission.

On a motion by Commission Member Wattley, seconded by Commission Member Taylor, 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 6:50 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