

PLANNING AND ZONING COMMISSION

JUNE 25, 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, June 25, 2024 at 6:00 p.m.

City Council Present: Patrick Cloutier

Commission Members Present: Chairman Bill Cox, Vice-Chairman Steve Lebo, Russell Buettner, Bry Taylor, Charles Wattley, and Gina Hammack - Alternate

Commission Members Absent: Deidre Woodard and Aaron Urias - Alternate

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Planner Is Araceli Botello, Cameron Christie, and Stewart Starry; Audio/Video Technician Joshua Arias; and Administrative Assistant Terri Ramey

There were six 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 consideration of the Consent Item. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Taylor, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

24-1719 Minutes of the Planning and Zoning Commission Regular Meeting of
May 28, 2024

END OF CONSENT AGENDA

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

24-0043Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 1565 North Hardin Boulevard (REQUEST TO BE TABLED)

Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff recommends that the item be tabled and the public hearing continued to the July 9, 2024 Planning and Zoning Commission meeting due to the notification signs not being posted on the property by the timeframe required by the Zoning Ordinance. Chairman Cox opened the public hearing and called for comments. There being none. On a motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, the Commission unanimously voted to continue the public hearing and tabled the request until the July 9, 2024 Planning and Zoning Commission Meeting as recommended by Staff, with a vote of 7-0-0.

21-0024SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Development (Avanta Painted Tree), Located at the Southeast Corner of Wilmeth Road and North Lake Forest Drive

Caitlyn Strickland, Planning Manager for the City of McKinney, distributed copies of the amended variance request to the Commission prior to the meeting. Caitlyn Strickland gave the presentation, explained the changes to the request, and answered the Commission's questions. Jennifer Arnold, Director of Planning for the City of McKinney, also answered the Commission's questions. Jodi House, 2022 Brenham Drive, Heartland, TX, and Robert Kelly, 19722 County Road 4130, Lindale, TX, gave a presentation, explained the proposed variance request, and answered the Commission's 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 voted to close the public hearing, with a vote of 6-1-0. Alternate Commission Member Hammack voted against the motion. The Commission Members discussed their concerns. On a motion by Commission Member Taylor, seconded by Commission Member Buettner, the Commission voted to deny the request as recommended by Staff, with a vote of 6-1-0. Commission Member Conrad voted against the motion.

24- Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0001SUP Permit Request to Allow for Independent Living (Elevated Independent

Living), Located on the North Side of Silverado Trail and Approximately
1,300 Feet East of South Custer Road

Araceli Botello, Planner I for the City of McKinney, gave the presentation. Brian Umberger, 4888 Pecan Place 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 Conrad, to close the public hearing and recommend approval of the request as recommended by staff, 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 July 16, 2024 meeting.

24-0049Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to
Rezone the Subject Property from "BG" - General Business District to
"I1" - Light Industrial District, Located at 1443 North Church Street

Cameron Christie, Planner I for the City of McKinney, gave the presentation and answered the Commission's questions. Matt Abernathy, 7014 County Road 134, Celina, TX, applicant, answered the Commission's questions. 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 recommend approval of the request as recommended by staff, 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 July 16, 2024 meeting.

END OF 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 Alternate 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 6:49 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