

PLANNING AND ZONING COMMISSION

JANUARY 14, 2025

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, January 14, 2025 at 6:00 p.m.

City Council Present: Mayor George C. Fuller, Patrick Cloutier, and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Steve Lebo, Russell Buettner, Gina Hammack, Jesse Conrad, Charles Wattley, and Deidre Woodard

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

Staff Present: City Manager Paul Grimes; Assistant City Manager Barry Shelton; Director of Airport Kenneth Carley; Director of Planning Jennifer Arnold; Chief Planner Kaitlin Sheffield; Planner IIs Jake Bennett and Araceli Botello; Planning Technicians Brenda Cates and Natasha Lorenzo; and Audio/Video Technician Joshua Arias

There were 24 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 following Information Sharing Item. Jennifer Arnold, Director of Planning with the City of McKinney, presented the item.

24-2339 Director's Report

Chairman Cox called for consideration of the following Consent Item. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Woodard, to approve the following item as recommended by Staff, with a vote of 7-0-0.

24-2340 Minutes of the Planning and Zoning Commission Regular Meeting of December 10, 2024

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

24-0041SP Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions
to a Site Plan (Service Street Auto), Located at 4051 South Lake Forest
Drive

Jennifer Arnold, Director of Planning 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.

24-0082SP2 Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions
to a Site Plan for an Airport Terminal (McKinney National Airport),
Located at 1915 FM 546

Jacob Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Mitchell McAnally; 500 W 7th Street, Suite 803, Fort Worth, TX, applicant, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. Hank Johnston, 2627 Clublake Trail, McKinney, TX, resident, spoke in opposition. Richard Atkinson 1904 Desoto Drive, McKinney, TX, resident, spoke in opposition. Katherine Hufstetler, 18 Glenbrook Circle, Lucas, TX, resident, spoke in opposition. On a motion by Vice-Chairman Lebo, seconded by Commission Member Beuttner, 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.

24-0009SUP2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
Permit Request to Allow for a Self-Storage Facility (McKillop Self
Storage), Located Approximately 850 feet East of State Highway 5
(South McDonald Street) and on the South Side of Harry McKillop
Boulevard

Araceli Botello, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Marcus Walther; MataTex Development Company; 7850 Collin McKinney Parkway Suite 120 McKinney, TX, 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 Woodard, seconded by Commission Member Conrad, 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 February 4, 2025 meeting.

24-0128Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Located at 6952 Mediterranean Drive

Jake Bennett, Planner II for the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Jason Burress; Burress Law LLC; 6952 Mediterranean Drive, McKinney, TX, 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 January 21, 2025 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 Buettner, seconded by Vice-Chairman Lebo, 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 6:44 p.m.

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:

NATASHA LORENZO, Meeting
Clerk

City of McKinney, Texas