

Planning And Zoning Commission Meeting Minutes of October 22, 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, October 22, 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, Gina Hammack, Jesse Conrad, Charles Wattley, and Deidre Woodard

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

Alternate Commission Members Absent: Aaron Urias

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Chief Planner Kaitlin Sheffield; Planner II Araceli Botello; Planner I Stewart Starry; Audio/Video Technician Joshua Arias; and Planning Technician Brenda Cates

There were 15 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 following Consent Items. The Commission unanimously approved the motion by Commission Member Woodard, seconded by Commission Member Hammack, to approve the following Consent items as recommended by Staff, with a vote of 7-0-0.

24-2108 Minutes of the Planning and Zoning Commission Work Session Meeting of October 08, 2024

24-2109 Minutes of the Planning and Zoning Commission Regular Meeting of October 08, 2024

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

24-0004M Conduct a Public Hearing to Consider/Discuss/Act on Certain 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); to Chapter 150 (Unified Development Code) (REQUEST TO BE TABLED)

Kaitlin Sheffield, Chief Planner with the City of McKinney, stated that Staff recommends the public hearing be continued and the item tabled to the November 12, 2024 Planning and Zoning Commission meeting. 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 Vice-Chairman Lebo, seconded by Commission Member Conrad, the Commission unanimously voted to continue the public hearing and table the item to the November 12, 2024 Planning and Zoning Commission meeting.

23-0069Z5 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "C" - Planned Center District to "PD" - Planned Development District

to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of Wilmeth Road and Community Avenue

Araceli Botello, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Bob Roeder, 1700 Redbud Suite 300 McKinney, TX, applicant, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. The following citizens spoke in opposition to the request:

Anthony Walker, 2101 Summit Drive, McKinney, TX

Karanjit Singh, McKinney, TX

Ruth Ingram, 604 Twin Knoll, McKinney, TX

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 7-0-0. Chairman Cox called for Commission comments. On a motion by Commission Member Buettner, seconded by Vice-Chairman Lebo, 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 November 19, 2024, meeting.

24-0081Z 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, Generally to modify the Development Standards and Allow for Commercial Uses, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road

Araceli Botello, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Bob Roeder, 1700 Redbud Suite 300 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 Vice-Chairman Lebo, seconded by Commission Member Woodard, 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 November 5, 2024, meeting.

24-0087Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from PD - Planned Development District and AG - Agricultural District to "I1" - Light Industrial District, Located on the North Side of McIntyre Road and Approximately 1780 feet East of the Intersection of North McDonald Street and McIntyre Road

Araceli Botello, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Bob Roeder, 1700 Redbud Suite 300 McKinney, TX, applicant, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. Andrew Ingram, 604 Twin Knoll, McKinney, TX, spoke in opposition to the request. On a motion by Vice-Chairman Lebo, seconded by Commission Member Conrad, 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 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 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 Woodard, 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 7:08 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:

Kaitlin Sheffield, Meeting Clerk

City of McKinney, Texas