

## **Planning And Zoning Commission Meeting Minutes of October 8, 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 8, 2024 at 6:00 p.m.

City Council Present: 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 Aaron Urias

Staff Present: Director of Planning Jennifer Arnold; Planning Managers Caitlyn Strickland and Hayley Angel; Chief Planner Kaitlin Sheffield; and Planner Is Cameron Christie and Stewart Starry

There were 16 guests present.

Caitlyn Strickland, Planning Manager with the City of McKinney, called the meeting to order at 6:00 p.m. after determining a quorum was present.

Caitlyn Strickland called for public comments on non-public hearing agenda items. There were none.

Caitlyn Strickland called for election of the Chair. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Wattley, to elect Bill Cox as Chairman of the Planning and Zoning Commission, with a vote of 6-0-1. Chairman Cox abstained. Chairman Cox called for election of the Vice-Chair. The Commission unanimously approved the motion by Commission Member Wattley, seconded by Commission Member Buettner, to elect Steve Lebo as Vice-Chairman of the Planning and Zoning Commission, with a vote of 6-0-1. Vice-Chairman Lebo abstained.

### **24-2052 Election of the Chair and Vice-Chair**

Chairman Cox called for the following Information Sharing Item. Jennifer Arnold, Director of Planning with the City of McKinney, presented the item.

### **24-2053 Director's Report**

Chairman Cox called for consideration of the following Consent Item. 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 the corrections noted, with a vote of 7-0-0.

**24-2054** Minutes of the Planning and Zoning Commission Regular Meeting of  
September 24, 2024

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

**24-0057Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to  
Rezone the Subject Property from "BN" - Neighborhood Business District  
to "PD" - Planned Development District, Generally to Modify the  
Development Standards and to Allow for Warehouse and Commercial  
Uses, Located at 100 East Leland Avenue

Cameron Christie, Planner I with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Jennifer Arnold, Director of Planning with the City of McKinney, answered questions asked by the Commission. John Sharker, 574 CR 5850 Leonard, 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 Wattley, the Commission unanimously voted to close the public hearing with a vote of 7-0-0. Chairman Cox called for Commission comments. Commission Member Wattley made a motion to deny the request per Staff's recommendation, Vice-Chairman Lebo seconded the motion. After further discussion, Vice-Chairman Lebo withdrew his second and Commission Member Wattley withdrew his motion. Vice-Chairman Lebo motioned to table the item that failed for a lack of a second. On a motion by Commission Member Woodard, seconded by Commission Member Wattley, the Commission unanimously voted to approve the request with amendments for storage of dry goods only, 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.

**24-0086Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from AG - Agricultural District and ML - Light Manufacturing District to "I1" - Light Industrial District, Located on the South side of McIntyre Road and Approximately 200 feet East of the Intersection of North McDonald Street and McIntyre Road

Stewart Starry, Planner I with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Jeff Landon, Kimley-Horn, 801 Cherry Street, Fort Worth, 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 Conrad, 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.

**24-0003M** Conduct a Public Hearing to Consider/Discuss/Act on Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Updates to the Future Land Use Plan, Land Use Diagrams, Placetype Definitions, Individual District Strategies, and Minor Text Updates

Hayley Angel, Planning Manager 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 Hammack, 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.

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 Wattley, seconded by Commission Member Hammack, 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 7:12 p.m. The video recording of the meeting is available online through the City of McKinney video archives.

SIGNED:

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BILL COX, Commission Chair

ATTEST:

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Kaitlin Sheffield, Meeting Clerk

City of McKinney, Texas