

PLANNING AND ZONING COMMISSION

JANUARY 23, 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, January 23, 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, Charles Wattley, Deidre Woodard, and Jesse Conrad - Alternate

Commission Members Absent: Bry Taylor and Aaron Urias - Alternate

Staff Present: City Secretary Empress Drane, Director of Planning Jennifer Arnold, Planning Manager Caitlyn Strickland, Deputy City Secretary Tenitrus Bethel, Senior Planner Kaitlin Sheffield, Planner II Roderick Palmer, and Administrative Assistants Charlene Johnson and Terri Ramey

There were three 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 consideration of the Consent Items. On a motion by Vice-Chairman Lebo, seconded by Commission Member Buettner, the Commission unanimously voted to approve the following two Consent Items, with a vote of 6-0-0.

24-1170 Minutes of the Planning and Zoning Commission Work Session of January 9, 2024

24-1171 Minutes of the Planning and Zoning Commission Regular Meeting of January 9, 2024

END OF CONSENT AGENDA

Chairman Cox called for consideration of the Regular Agenda Items and Public Hearings.

23-0069Z3 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

Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She answered the Commission Member's questions. Kaitlin Sheffield stated that Staff recommends approval of the request. Jared Pace of Abernathy, Roeder, Boyd & Hullett at 1700 N. Redbud Blvd. in McKinney, TX, applicant for the project, explained the proposed rezoning request. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lebo, seconded by Alternate Commission Member Conrad, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0. 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 20, 2024 meeting.

23-0104Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located at the Southwest Corner of Bloomdale Road and North Lake Forest Drive

Roderick Palmer, Planner II for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the request. Dan Metevier at 1401 Gables Court in Plano, TX, applicant for the project, explained the proposed rezoning request. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodard, seconded by Vice-Chairman Lebo, the Commission unanimously voted to the public hearing and recommend approval of the request as recommended by Staff, with a vote of 6-0-0. 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 6, 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. Chairman Cox thanked Staff for their hard work.

On a motion by Commission Member Wattley, seconded by Commission Member Buettner, the Commission unanimously voted to adjourn the meeting, with a vote of 6-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:19 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