

## PLANNING AND ZONING COMMISSION

DECEMBER 10, 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, December 10, 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

Staff Present: Director of Planning Jennifer Arnold, Planning Manager Hayley Angel, Chief Planner Kaitlin Sheffield, Principal Planner Aaron Bloxham, Planner IIs Jake Bennett, Araceli Botello, and Roderick Palmer; Planner Is Cameron Christie and Stewart Starry; Audio/Video Technician Joshua Arias; and Planning Technicians Brenda Cates and Natasha Lorenzo

There were 11 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 Item. The Commission unanimously approved the motion by Vice-Chairman Lebo, seconded by Commission Member Conrad, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

**24-2240** Minutes of the Planning and Zoning Commission Regular Meeting of  
November 12, 2024

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

**24-0082SP** 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 (REQUEST TO BE TABLED)

Jake Bennett, Planner II with the City of McKinney, stated that Staff recommends the public hearing be continued and the item tabled to the January 14, 2025 Planning and Zoning Commission meeting per applicant's request. 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 continue the public hearing and table the item to the January 14, 2025 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 7-0-0.

**24-0009SUP** 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 (REQUEST TO BE TABLED)

Araceli Botello, Planner II with the City of McKinney, stated that Staff recommends the public hearing be continued and the item tabled to the January 14, 2025 Planning and Zoning Commission meeting due to notification signs not being posted by the required deadline.. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Commission Member Buettner, seconded by Commission Member Woodard, the Commission unanimously voted to continue the public hearing and table the item to the January 14, 2025 Planning and Zoning Commission meeting per Staff's recommendation, with a vote of 7-0-0.

**24-0079S2** Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for Light Manufacturing (Encore Wire), Located Approximately 2,450 Feet North of Industrial Boulevard and on the West Side of Airport Road

Araceli Botello, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Tate Braun, applicant, 7557

Rambler Rd Suite 1400 Dallas TX, offered to answer any 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.

- 24-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0014SUP** Permit Request for a Minor Vehicle Repair (Take 5 Oil), Located at  
12121 West University Drive

Araceli Botello, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Ranny Randolph, applicant, 5400 Goodwin Ave Dallas TX, 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 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. 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 7, 2024 meeting.

- 24-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0016SUP** Permit Request for Auto, Motorcycle, Truck, or Boat, Rental or Sales  
(Huffines Kia McKinney), Located at the Southwest Corner of North  
Central Expressway and West White Avenue

Stewart Starry, Planner I with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Don Paschal, applicant 904 Parkwood Ct McKinney TX 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 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 December 17, 2024 meeting.

**24-0035Z** 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 Allow for Single-Family Uses and Modify the Development Standards (Kostial Addition), Located at 815 North Kentucky Street

Araceli Botello, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Jason Rose, applicant, 2120 Cosmos Way Argyle TX, explained the request and answered questions. Chairman Cox opened the public hearing and called for comments. Ron Lustig, applicant, 208 S Benge McKinney TX, did not wish to speak but is in support of this item. On a motion by Commission Member Wattley, 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 January 7, 2025 meeting.

**24-0073Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "R43" - Residential Estate District, Located at 4225 County Road 1006

Araceli Botello, Planner II with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff. Rick Franklin, applicant, 4225 County Road 1006 McKinney TX, 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 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 December 17, 2024 meeting.

Chairman Cox continued the meeting with the Discussion Items on the agenda.

**24-0008M** Consider/Discuss Proposed Amendments to McKinney Town Center (MTC) Zoning District (Appendix 2B) of the Unified Development Code (UDC)

Cameron Christie, Planner I with the City of McKinney, presented the item. The Commission asked questions which were addressed by Staff.

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 Vice-Chairman Lebo, 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 7:25 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  
STEVE LEBO, Vice Chair

ATTEST:

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BRENDA CATES, Meeting Clerk

City of McKinney, Texas