

PLANNING AND ZONING COMMISSION

MAY 24, 2022

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, May 24, 2022 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Hamilton Doak, Deanna Kuykendall, Bry Taylor, Charles Wattley, Scott Woodruff, and Russell Buettner – Alternate

Commission Members absent: Vice-Chairman Brian Mantzey and Eric Hagstrom – Alternate

Staff Present: Planning Manager Caitlyn Strickland; Planners Jake Bennett and Lexie Schrader; and Administrative Assistant Terri Ramey

There were five 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.

The Commission unanimously approved the motion by Commission Member Woodruff, seconded by Commission Member Doak, to approve the following Consent item as recommended by Staff, with a vote of 7-0-0.

22-0469 Minutes of the Planning and Zoning Commission Regular Meeting of May 10, 2022.

END OF CONSENT AGENDA

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

Chairman Cox called for the Plat Considerations.

22-0021PF2 Consider/Discuss/Act on a Preliminary-Final Plat for Goodman Ranch Addition, Located in the City of McKinney ETJ, Approximately 1650 Feet North of FM-1461 and Approximately 1 Mile West of County Road 166.

Mr. Jake Bennett, Planner I for the City of McKinney, explained and gave a brief history of the proposed preliminary-final plat request within the City of McKinney Extraterritorial Jurisdiction (ETJ). He stated that Staff recommends approval of the request with the conditions listed in the Staff Report. Mr. Bennett offered to answer questions. Chairman Cox asked for additional details regarding the request. Mr. Bennett stated that this request has a facilities agreement attached due to the infrastructure component. On a motion by Commission Member Doak, seconded by Commission Member Taylor, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0.

22- Consider/Discuss/Act on a Preliminary-Final Plat for Shaded Tree
0026PF2 Addition, Located Southeast Corner of County Road 202 and Weston Road (FM 543).

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed preliminary-final plat. She stated that Staff recommends approval of the request with the conditions listed in the Staff Report and offered to answer questions. There were none. On a motion by Commission Member Woodruff, second by Commission Member Wattley, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0.

22- Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block A of the
0047MRP James Wilson Addition, Located at the Southwest Corner of Tucker Street and North Bass Street.

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that the applicant withdrew the minor replat request prior to this meeting. No action was taken on this item.

22- Consider/Discuss/Act on a Conveyance Plat for Lot 1, Block A of the
0062CVP S.W.C. Virginia & Independence Addition, Located on the Southwest corner of Virginia Parkway and Independence Parkway.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed conveyance plat. She stated that Staff recommends approval of the request with the conditions listed in the Staff Report and offered to answer questions. There were none. On a motion by Commission Member Woodruff, second by Commission Member Doak,

the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0.

22-0069PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block 1, McKinney Storage Addition, Located in the McKinney ETJ on the East Side of County Road 406 and approximately 2,400 feet South of County Road 408.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed preliminary-final plat. He stated that there were some variance requests associated with the plat; therefore, a facilities agreement would need to be executed. Mr. Bennett stated that Staff recommends approval of the request as conditioned in the Staff Report and offered to answer questions. Alternate Commission Member inquired if the adjacent property owners were allowed to discuss the request. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that there are no notification requirements for the platting within the City of McKinney Extraterritorial Jurisdiction (ETJ). She stated that there was not a public hearing associated with the platting process. On a motion by Commission Member Doak, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the request as recommended by Staff, with a vote of 7-0-0.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212

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

22-0015SP Conduct a Public Hearing to Consider/Discuss/Act on Variances to a Site Plan for Craig Ranch Corporate Center Multi-Family Residential Development, Located on the Southwest Corner of Van Tuyl Parkway and Grand Ranch Parkway.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed site plan and two variance requests. He stated that site plans were typically approved at the Staff level; however, the applicant requested two variances which required the Commission's approval. Mr. Bennett stated that Staff was in favor of both variances. He stated that Staff recommended approval of the proposed site plan request as

conditioned in the Staff Report and offered to answer questions. There were none. The applicant was not present at the meeting to make a presentation or answer questions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Doak, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Doak asked what was proposed to be developed on the property adjacent to the southern property line. Mr. Bennett stated that the City of McKinney is proposing to build a new linear park there. He stated that the property on the other side of the proposed park is zoned for an office development. On a motion by Commission Member Woodruff, seconded by Commission Member Wattley, the Commission unanimously voted to approve the request as recommended by Staff, with a vote of 7-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox called for public comments regarding matters not on the agenda.

Ms. Doreen Tracy, 3201 Hickory Bend Trail, McKinney, TX, stated that she recently received something from her homeowner's association (HOA) regarding a gas station being proposed behind their residential development. She wanted to learn more about the project and how she could voice her concerns. Chairman Cox stated that Staff would be willing to speak with her about it after the meeting ended.

END OF PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA.

Chairman Cox called for Commission and Staff Comments. There were no comments.

On a motion by Commission Member Woodruff, seconded by Commission Member Wattley, 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 6:18 p.m.

BILL COX
Chairman