

**Planning and Zoning Commission Meeting Minutes of July 11, 2017:**

**17-154SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office and Industrial Building (McKinney Industrial), Located on the Northeast Corner of Industrial Boulevard and Millwood Road (REQUEST TO BE TABLED)**

Ms. Danielle Quintanilla, Planner I for the City of McKinney, briefly explained the proposed site plan request and that Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant request. She stated that the applicant was proposing to construct two buildings for office and industrial uses. Ms. Quintanilla stated that the applicant had requested two variances. She stated that the first variance was to allow loading docks, located on the north side of the property and next to the residential properties to the north, to be located within approximately 34' from the property line which was less than the required 200' distance. Ms. Quintanilla stated that the second variance request was to reduce the landscape buffer to approximately 10' along the east side of the property. She stated that a 20' landscape buffer would be required along Industrial Boulevard, since it is over 60' in width. Ms. Quintanilla stated that the applicant would like to speak with the residents to the north of the subject property and to Staff about making some revisions to the site plan request and requested variances. She offered to answer questions.

Chairman Cox asked for clarification on the square footage of each proposed building on the subject property. Ms. Quintanilla stated that each proposed building was approximately 26,000 square feet.

Chairman Cox wanted to clarify that the applicant had requested that the site plan request be tabled to allow for possible changes to the site plan request. Ms. Quintanilla stated that was a possibility and that the applicant wishes to speak with the nearby residents to the north about the proposed development.

The applicant was not present at the meeting to comment on the site plan request.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and table the proposed site plan request indefinitely as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that property owners who live within 200' buffer of the subject property should be receiving a new meeting notice prior to the next public hearing regarding this site plan request.