

PLANNING AND ZONING COMMISSION

SEPTEMBER 8, 2020

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, September 8, 2020 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Cam McCall, Bry Taylor, and Alternate Member Charles Wattley. Alternate Scott Woodruff was in attendance; however, he did not participate in the meeting.

Commission Member Absent: Deanna Kuykendall

Staff Present: Director of Planning Jennifer Arnold, Planner II Danielle Mathews, Planner Joseph Moss, and Administrative Assistant Terri Ramey

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 Haeckler, seconded by Commission Member McCall, to approve the following Consent item, with a vote of 7-0-0.

20-0766 Minutes of the Planning and Zoning Commission Regular Meeting of August 25, 2020.

END OF THE CONSENT AGENDA

Chairman Cox called for plat consideration under Texas Local Government Code Chapter 212.

20-0111CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the True Street Addition, Located on the South Side of Harry McKillop Boulevard and Approximately 350 Feet West of Country Lane. Ms. Danielle Mathews, Planner II for the City of McKinney, stated that Staff was recommending disapproval of the proposed conveyance plat request due to easement concerns not addressed at this time. Ms. Jennifer

Arnold, Director of Planning for the City of McKinney, explained that public access is required for a conveyance plat, and the size of each tract required for a conveyance plat could affect the layout or change the plat type. Therefore, Staff is recommending disapproval of the request. She further stated that, in order to meet the 30-day time limit on taking action on the plat, the request must come before the Planning and Zoning Commission for a decision, not that Staff and the applicant are at an impasse. Chairman Cox asked if the applicant was aware of the list of comments. Ms. Mathews stated that the applicant will receive the list after the Planning and Zoning Commission takes action. Ms. Arnold stated that a recommendation from Staff for disapproval of a conveyance plat did not mean that Staff was against the proposed subdivision. She stated that given the new changes in State Law, the format Staff is given to meet the 30-day requirement is such that a conditional approval with outstanding comments from the Engineering Department could yield changes to the configurations to the lot that could yield other site alternating comments. Ms. Arnold stated that there would still be a revision process with the applicant to work through the issues. Chairman Cox asked for one of the applicants to come forward to address the Planning and Zoning Commission. Mr. Matt Bukin, Texas Land & Building Company, 1114 Stratford, Richardson, TX, briefly explained the proposed conveyance plat request. He stated that he was unaware of outstanding issues on the proposed plat. Mr. Bukin stated that he understood the technical issue with the State Law requiring official action within 30-days. Ms. Arnold explained that various departments reviewed the plat for various items. She stated that the Engineering and Fire Departments submitted comments that yielded the recommendation for disapproval of the proposed conveyance plat. Ms. Arnold stated that it does not mean that we cannot get to a place of approval. She stated that Ms. Mathews would be happy to work with him regarding the comments.

Chairman Cox asked if this would delay the applicant in their process. Ms. Arnold stated that even if Staff had recommended conditional approval, those issues would still need to be addressed to be in compliance with the Subdivision Ordinance. On a motion by Commission Member Haeckler, seconded by Vice-Chairman Mantzey, the Commission voted unanimously to disapprove the request per Staff's recommendation, with a vote of 7-0-0.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212.

On a motion by Commission Member Doak, seconded by Commission Member Haeckler, 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 6:23 p.m.

BILL COX
Chairman