

## PLANNING AND ZONING COMMISSION

JULY 11, 2017

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Tuesday, July 11, 2017 at 6:15 p.m.

City Council Present: Charlie Philips

Commission Members Present: Chairman Bill Cox, Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Brian Mantzey, Cam McCall, and Mark McReynolds - Alternate

Commission Member Absent: Pamela Smith

Staff Present: Director of Planning Brian Lockley, Planning Manager Samantha Pickett, Planner II Aaron Bloxham, Planners Danielle Quintanilla and Melissa Spriegel, and Administrative Assistant Terri Ramey

There were approximately 15 guests present.

Chairman Cox called the meeting to order at 6:15 p.m. after determining a quorum was present.

Chairman Cox continued the meeting with the Consent Items.

Chairman Cox stated that often times we go through the Consent Agenda quickly. He stated that this Consent Agenda contains some significant commercial development. Chairman Cox stated that request number 17-158PF was for 166,000 square-foot manufacturing facility. He stated that was a big deal for McKinney. Chairman Cox stated that he appreciates the commitment that Dynacraft has made to McKinney. He stated that request number 16-259PF was smaller in scale; however, was equally important as the Dynacraft development. Chairman Cox stated that some citizens were putting their money on the line for this development. He stated that the City appreciates those that make these type of commitments and the Planning and Zoning Commission was glad to be a part of the approval process.

The Commission unanimously approved the motion by Commission Member Cobbel, seconded by Vice-Chairman Zepp, to approve the following three Consent items, with a vote of 7-0-0.

- 17-670 Minutes of the Planning and Zoning Commission Regular Meeting of June 27, 2017**
- 16-259PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Tower Lane Manufacturing Addition, Located Approximately 245 Feet East of College Street and on the South Side of Tower Lane**
- 17-158PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of Dynacraft Addition, Located Approximately 1,000 Feet North of Wilmeth Road and on the East Side of Redbud Boulevard**

**END OF CONSENT**

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

- 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.

Alternate Commission Member McReynolds stepped down on the following item # 17-098MRP due to a possible conflict of interest.

**17-098MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 25R and 26R, Block 3, of F.M. Hill Addition, Located on the Northwest Corner of Raines Street and Barnes Street**

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed minor replat to subdivide one lot into two lots. She stated that the applicant has indicated that the lots will continue to be used as the existing duplex residences. Ms. Spriegel stated that the plat has met all of the requirements of the subdivision ordinance. She stated that Staff recommended approval of the proposed minor replat and offered to answer questions. There were none.

Mr. Justin Nunn, 808 Barnes Street, McKinney, TX, explained the proposed minor replat request. He stated that there were two buildings currently on the one lot. Mr. Nunn explained that the lot was being proposed to be subdivided into two lots where each building would be on a separate lot. He stated that currently the two buildings would have to be sold as one property. Mr. Nunn stated that by separating the two buildings on different lots, it would allow them to sell them separately.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission voted to close the public hearing and approve the proposed

minor replat as recommended by Staff, with a vote of 6-0-1. Alternate Commission Member McReynolds abstained from the vote.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for the proposed minor replat.

Alternate Commission Member McReynolds returned to the meeting.

**17-087PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 116 Single Family Residential Lots and 5 Common Areas (Southern Hills at Craig Ranch Phase 3), Located Approximately 850 Feet East of Custer Road and Approximately 1,800 Feet South of Collin McKinney Parkway**

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed preliminary-final replat. She stated that the applicant was requesting to subdivide approximately 23 acres of land into 116 single family residential lots and five common areas for single family residential uses as Phase III of the Southern Hills at Craig Ranch subdivision. Ms. Quintanilla stated that the preliminary-final replat met all of the requirements of the Subdivision Ordinance. She stated that Staff recommended approval of the proposed preliminary-final replat as conditioned in the Staff Report and offered to answer questions. There were none.

Mr. Joshua Luke, JBI Partners, 6505 Orchard Park Drive, McKinney, TX, explained the proposed preliminary-final replat and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the preliminary-final replat as conditioned in the Staff Report, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for this preliminary-final replat.

**END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

Mr. Brian Lockley, Director of Planning for the City of McKinney, reminded the Commission that the Council Chamber was planned for renovations and the next Planning and Zoning Commission meeting would be held at the Jack Hatchell Administration Building, Commissioners Court Room on the 4<sup>th</sup> floor, 2300 Bloomdale Road, McKinney, TX.

Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned  
at 6:30 p.m.

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BILL COX  
Chairman