

PLANNING AND ZONING COMMISSION

MAY 10, 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 10, 2022 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Deanna Kuykendall, Bry Taylor, Charles Wattley, Scott Woodruff, and Russell Buettner – Alternate Committee Member

Committee Members Absent: Hamilton Doak and Eric Hagstrom – Alternate Committee Member

Staff Present: Director of Planning Jennifer Arnold, Planning Manager Caitlyn Strickland, Principal Planner Aaron Bloxham, Planners Jake Bennett and Lexie Schrader, IT Technician Bob Lisenby, and Administrative Assistant Terri Ramey

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

22-0416 Minutes of the Planning and Zoning Commission Regular Meeting of April 26, 2022.

END OF CONSENT AGENDA

Chairman Cox called for the Plat Considerations. The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, to approve the following four plats as recommended by Staff, with a vote of 7-0-0.

- 22-0051CVP** Consider/Discuss/Act on a Conveyance Plat for Lot 4R1, Block A of the McKinney Logistics Center, Phase 2 Addition, Located Approximately 150 Feet South of Spur 195 and on the West Side of State Highway 5 (North McDonald Street).
- 22-0053PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, Storybook Addition, Located on the East Side of South Custer Road and approximately 630 Feet South of South Stonebridge Drive.
- 22-0054PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 3, Block A, Wilmeth Central Addition, Located on the North Side of Taylor Burk Drive and Approximately 600 Feet West of North Central Expressway.
- 22-0058PF** Consider/Discuss/Act on a Preliminary-Final Plat for M-75 Industrial Park Addition, Located at the Southeast Corner of Couch Drive and Harry McKillop Boulevard (FM 546).

END OF PLAT CONSIDERATIONS

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

- 21-0108SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Encore Wire - XLPE Plant, Located Approximately 850 Feet South of Elm Street and Approximately 650 Feet West of Millwood Road.

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed site plan request and proposed variances. She stated that Staff recommends approval of the request as conditioned in the Staff Report. Ms. Strickland offered to answer questions. Vice-Chairman Mantzey asked if the railway was the separation between the subject property and the nearby residential properties to the west. Ms. Strickland stated that was correct. Vice-Chairman Mantzey asked about the location of the proposed building on the site. Ms. Strickland stated that it would be located on the east side of the property and the heating, ventilation, and air conditioning (HVAC) units would be located on top of the building. Mr. Arlyn Samuelson, Westwood Professional Services, 2901 Dallas Parkway, Plano, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and

called for comments. There were none. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the Commission unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the site plan had been approved.

22-0021Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southeast Corner of Virginia Parkway and Coit Road.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the request and offered to answer questions. Vice-Chairman Mantzey asked about the screening requirements if the project was developed. Mr. Bennett stated that there would be screening requirements to the east near the residential properties. He stated that additional landscaping would be required near the existing a six-foot masonry wall near the multifamily development to the south. Mr. Judd Mullinix, Kimley-Horn, 13455 Noel Road, Dallas, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Commission Member Kuykendall, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing and recommend approval of the request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 7, 2022.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox called for public comments regarding matters not on the agenda. There were none.

Chairman Cox called for Commission and Staff comments. Ms. Jennifer Cox, Director of Planning for the City of McKinney, stated that some code overhaul work sessions will be held soon. Chairman Cox thanked City Staff for their hard work.

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 6:14 p.m.

BILL COX
Chairman