

Draft Planning and Zoning Commission Meeting Minutes of April 28, 2020:

20-0002M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-132 (Fences, Walls, and Screening Requirements) and Section 146-139 (Architectural and Site Standards) of the Code of Ordinances. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, explained the proposed ordinance amendments pertaining to heating and air conditioning and mechanical equipment screening. She stated that Staff recommends moving this standard from Section 146-139 (Architectural and Site Standards) and placing it in Section 146-132 (Fences, Walls, and Screening Requirements) of the Code of Ordinances and then modifying the requirement. Ms. Arnold stated that the type of screening that could be used would be more liberal with the proposed modifications. She stated that the proposed amendment would also revise the height requirement to be the same height of the equipment being screened. Ms. Arnold explained that Staff was also recommending additional language be added to the ordinance to address screening of vertical window air conditioning and heating units. She stated that they were also proposing to add the word “fully” to enclosure requirements for trash and refuse containers. Ms. Arnold stated that currently the ordinance requires a minimum 7’ enclosure. She stated that there were some trash receptacles that are up to 8’ tall. Ms. Arnold stated that by adding the word “fully” to the ordinance, it would ensure that the enclosure be constructed to fully screen the receptacle inside of it. She offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed ordinance amendments 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 May 19, 2020.