

PLANNING AND ZONING COMMISSION

JANUARY 26, 2021

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, January 26, 2021 at 6:00 p.m.

City Council Present: Charlie Philips and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor

Alternate Commission Members present; however, did not participate in the meeting: Charles Wattley and Scott Woodruff

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

There were six guests present.

Chairman Cox called the meeting to order at 6:05 p.m. after determining a quorum was present.

Chairman Cox Called for public comments on non-public hearing agenda items. There were none.

Mr. Greg Booth, 7200 Maudsley Drive, McKinney, TX, expressed concerns regarding agenda item # 20-0001M2 from the January 12, 2021 Planning and Zoning Commission meeting. He requested that Staff reach out with him to discuss the noise ordinance that was presented at this meeting and the recommended ordinance changes.

Chairman Cox called for consideration of the Consent item.

The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Vice-Chairman Mantzey, to approve the following Consent item with a spelling correction on page 15, with a vote of 7-0-0.

21-0091 Minutes of the Planning and Zoning Commission Regular Meeting of January 12, 2021.

END OF CONSENT AGENDA

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

19-0098PF Consider/Discuss/Act on a Preliminary-Final Plat for Auburn Hills Phase 2, Located Approximately 120 Feet North of Millwall Drive and on the West Side of Auburn Hills Parkway. Ms. Kaitlin Gibbon, Planner II for the City of McKinney, explained the proposed preliminary-final plat. She stated that Staff was recommending approval of the request and offered to answer questions. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to approve the preliminary-final plat as conditioned in the Staff Report, with a vote of 7-0-0.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212

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

20-0026SP2 Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Development (Collin Square), Located on the Southwest Corner of Bloomdale Road and U.S. Highway 75, (REQUEST TO BE TABLED). Ms. Kaitlin Gibbon, Planner II for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the February 9, 2021 Planning and Zoning Commission meeting. She stated that Staff will continue to work with the applicant on the proposed site plan and the approval of a flood study. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to continue the public hearing and table the request to the February 9, 2021 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

20-0068SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Office Building (RPMx Construction) Located on the West Side of Meyer Way and Approximately 600 Feet North of

Henneman Way. Mr. Joe Moss, Planner for the City of McKinney, explained the proposed site plan and screening variance request. He stated that the applicant was proposing to construct a 99,222 square foot office building. Mr. Moss explained that the applicant was seeking a variance to waive the requirement that all rooftop HVAC equipment be screened from right-of-way and adjacent residential property to a height equal to at least one foot higher than the equipment. He stated that although a parapet wall is being provided, the proposed height of the parapet wall will only be a minimum of 2" taller than the equipment rather than the minimum 12" requirement by the ordinance. Mr. Moss stated that given the height of the proposed building coupled with its setback from the street, Staff feels that the rooftop equipment should not be visible with the proposed parapet wall. He stated that Staff recommends approval of the proposed screening variance request. Mr. Moss offered to answer questions. There were none. Mr. Matthew Hodeaux, Pross Design Group, 5210 Harvest Hill Road, Dallas, TX, explained the proposed request. He felt the proposed parapet wall would adequately screen the equipment on top of the building. Mr. Hodeaux requested approval of the proposed site plan and screening variance request 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 Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the Commission unanimously voted to close the public hearing and approved the request per Staff's recommendations, with a vote of 7-0-0.

20-0141Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG-25" - General Residence District and "C" - Planned Center District to "PD" - Planned Development District, to Allow for Multi-Family Residential Uses and to Modify the Development Standards, (REQUEST TO BE TABLED). Mr. Joe Moss,

Planner for the City of McKinney, stated that Staff recommended that the public hearing be continued and the proposed rezoning request be tabled to the February 9, 2021 Planning and Zoning Commission meeting. He offered to answer questions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Taylor, the Commission unanimously voted to continue the public hearing and table the request to the February 9, 2021 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

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