

## PLANNING AND ZONING COMMISSION

APRIL 11, 2023

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, April 11, 2023 at 6:00 p.m.

City Council Present: Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Russell Buettner, Steve Lebo, Bry Taylor, Scott Woodruff, and Aaron Urias - Alternate

Alternate Commission Members Present; however, did not participate in the meeting: Eric Hagstrom

Commission Members Absent: Charles Wattley

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Caitlyn Strickland; Senior Planner Kaitlin Sheffield; Planner II Roderick Palmer, Planners Jake Bennett, Araceli Botello, Lexie Schrader, and Bhumika Thakore; and Administrative Assistants Terri Ramey and Wendy Semper

There were ten 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 consideration of the Consent Items. On a motion by Commission Member Woodruff, seconded by Commission Member Lebo, the Commission unanimously voted to approve the following Consent Item, with a vote of 7-0-0.

**23-0278** Minutes of the Planning and Zoning Commission Regular Meeting of  
March 28, 2023

END OF CONSENT AGENDA

Chairman Cox called for the Plat Consideration under Texas Local Government Code Chapter 212. On a motion by Vice-Chairman Mantzey, seconded by Commission

Member Taylor, the Commission unanimously voted to close the public hearing and approve the two plat requests as recommended by Staff, with a vote of 7-0-0.

**23-0053FP** Consider/Discuss/Act on a Final Plat for Millstone Phase 1B Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), West of County Road 409 and Approximately 1,700 feet South of County Road 412

**23-0055FP** Consider/Discuss/Act on a Final Plat for Millstone Phase 2A Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), South of County Road 412 and Approximately 1,200ft West of County Road 409

**23-0056FP** Consider/Discuss/Act on a Final Plat for Millstone Phase 2B Addition, Located in the City of McKinney Extraterritorial Jurisdiction (ETJ), South of County Road 412 and Approximately 620ft West of County Road 409

**23-0063FP** Consider/Discuss/Act on a Final Plat for Lot 3, Block A, of the Wilmeth Central Addition, Located on the North Side of Taylor Burk Dr. and Approximately 538 feet West of U.S. Highway 75 (North Central Expressway)

**23-0074FP** Consider/Discuss/Act on a Final Plat for Lot 5R, Block A, of the McClure Elementary School Addition, Located on the South Side of U.S. Highway 380 and Approximately 257 feet West of North Ridge Road

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212

Chairman Cox called for the consideration of the Regular Agenda Items and Public Hearings.

**23-0001SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Utility Substation (Oncor Bloomdale Switch Station), Located Approximately 1,300 Feet East of U.S. 75 and North of Shawnee Drive (REQUEST TO BE TABLED)

Mr. Jake Bennett, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely due public hearing errors. He stated that Staff will re-notice the item prior to an upcoming hearing. Mr. Bennett

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 Woodruff, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and table the request indefinitely as recommendation by Staff, with a vote of 7-0-0.

**22-0109Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Overlay District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "HC" - Highway Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Multi-Family and Commercial Uses, Located Approximately 210 Feet West of U.S. Highway 75 (Central Expressway) and on the South Side of McKinney Ranch Parkway (REQUEST TO BE TABLED)

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the May 9, 2023 Planning and Zoning Commission meeting due to the notification signs not being posted on the subject property within the timeframe required by the Zoning Ordinance. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to continue the public hearing and table the request to the May 9, 2023 Planning and Zoning Commission meeting as recommendation by Staff, with a vote of 7-0-0.

**22-0090SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Encore Wire Plant 8, Located at 1300 Millwood Road

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed request for the expansion of the Encore Wire facility. She stated that the applicant is requesting a variance for the screening requirements to waive the requirement for rooftop equipment to be screened from public right-of-way and adjacent residential property. Ms. Schrader stated that due to the size of the building and proposed location of the rooftop equipment being oriented away from the existing residential and public right-of-way to the

north, Staff recommends approval of the variance request. Mr. Mike Kammerdiener, Encore Wire, 8109 Caelan Court, McKinney, TX, stated that they were building another manufacturing plant on the site. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing and approve the request per Staff's recommendation, with a vote of 7-0-0.

**21-0044SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a  
Site Plan for an Industrial Development (Becknell Industrial Facility),  
Located at 600 McIntyre Road

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed site plan request. She stated that the applicant is requesting a variance for the required screening for the bay doors. Ms. Sheffield stated that all bay doors oriented towards non-industrial properties are required to be screened from view of the adjacent property by a 6' masonry wall or a 6' tubular steel or wrought iron fence with masonry columns and evergreen shrubs. She stated that the applicant is requesting to waive the required screening device along the eastern property line adjacent to the existing railroad that runs north/south on the east side of the property line. Ms. Sheffield stated that Staff is supportive of the applicant's request and feel that waiving the required screening device will not negatively impact the adjacent properties. She offered to answer questions. Commission Member Buettner asked about the required screening wall on the east side of the property. Ms. Sheffield stated that the applicant could chose a 6' masonry screening wall or a 6' wrought iron wall with masonry columns and evergreen shrubs. She stated that the approved site plan has a 6' masonry wall in that location. Ms. Sheffield stated that the applicant would like to waive this screening requirement. Vice-Chairman Mantzey asked about the setback from the building to the railroad line. Ms. Sheffield stated that it was approximately 290' – 470' depending on the angle of the building. Mr. Mike Dowasica, Becknell Industrial, 120 E. Burlington Avenue, La Grange, IL, concurred with the Staff Report. Commission Member Buettner asked if the building had a higher elevation than the property to the east. Mr. Dowasica said yes and stated that there is an elevation change at this location. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by

Commission Member Lebo, the Commission unanimously voted to close the public hearing and approved the request per Staff's Recommendation, with a vote of 7-0-0.

**23-0004Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "C2" - Local Commercial District, Located at 2111 County Road 856

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed zoning request. He stated that the property is currently part of the City of McKinney extraterritorial jurisdiction (ETJ). Mr. Bennett stated that an associated voluntary annexation request has been submitted in conjunction with this zoning request, which will be considered by City Council at the Tuesday, April 18, 2023 meeting. He stated that Staff's professional opinion that the proposed zoning is compatible with adjacent land uses and is appropriate at this location; therefore, Staff recommends approval of the zoning request. Mr. Bennett offered to answer questions. Vice-Chairman Mantzey asked about the depth between the transition between residential to commercial uses shown on the Comprehensive Plan Map for this area. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that there was no defined depth for that transition. She stated that typically the depth along a highway frontage was 500' – 1,000' for commercial depending on the intensity of the roadway. Mr. Bennett thought it was between 500' – 600'. He stated that the 380 Bypass would cut another 250' into the property to the south. Commission Member Woodruff asked if the proposed development would be a continuation of the property to the south. Mr. Bennett stated that it was the same applicant and developer. He stated that it would be an extension to what is currently being developed to the west and south. Vice-Chairman Mantzey asked if screening would be required near residential. Mr. Bennett stated that a landscape buffer, canopy trees, and 6' tall screening device would be required adjacent to any residential uses. Mr. Drew Donosky, Claymoore Engineering, 1903 Central Drive, Bedford, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if they had discussed the proposed development with the neighbors to the north. Mr. Donosky said no. He explained the proposed development plans for the various phases. Vice-Chairman Mantzey asked what type of product they were proposing on this site. Mr. Donosky stated that it was flex offices. He stated that they were planning to build more

parking than what is typically seen in an office park. Mr. Donosky explained more about the proposed plans for the site. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Commission Member Buettner, the Commission unanimously voted to close the public hearing and recommend approval of the proposed zoning request, with a vote of 7-0-0. Chairman Cox stated that the recommendation for the zoning request would be forwarded to City Council for consideration at the April 18, 2023 meeting.

END OF 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 or Staff comments. Ms. Caitlyn Strickland, Planning Manager, stated that Lexie Schrader, Planner I for the City of McKinney, is moving to the Long-Range Division of the Planning Department.

On a motion by Commission Member Taylor, seconded by Commission Member Woodruff, 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 6:30 p.m.

The video recording of the meeting is available online through the City of McKinney video archives.

---

BILL COX  
Chairman