

PLANNING AND ZONING COMMISSION

FEBRUARY 25, 2020

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, February 25, 2020 at 6:00 p.m.

City Council Present: Mayor George C. Fuller, Charlie Philips and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Cam McCall, Scott Woodruff – Alternate, and Charles Wattley - Alternate

Commission Members absent: Deanna Kuykendall and Bry Taylor

Staff Present: Assistant City Manager Kim Flom; Director of Planning Jennifer Arnold; Planner II Danielle Mathews; Planners David Soto, Kaitlin Gibbon, and Joseph Moss; and Administrative Assistant Terri Ramey

There were seven 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.

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

20-0210 Minutes of the Planning and Zoning Commission Regular Meeting of February 11, 2020.

END OF CONSENT

Chairman Cox continued the meeting with the plat consideration under Texas Local Government Code Chapter 212.

The Commission unanimously approved the motion by Board Member Haeckler, seconded by Commission Member Doak, to approve the following three plat as recommended by Staff, with a vote of 7-0-0.

19-0126PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R-4R, CA5 &

CA6, Block A of McKinney Logistics Center Addition, Located Approximately 550 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street).

20-0008PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-7, Block B of Encore Wire Service Center Addition, Located on the Northwest Corner of Airport Drive and Elm Street.

20-0014CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1R-A and 1R-B Block A of Headington Heights Addition, Located on the Northwest Corner of US Highway 380 (University Drive) and Hardin Boulevard.

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.

19-0098SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Encore Wire, Located at the Northwest Corner of Airport Drive and Elm Street. Mr. Joe Moss, Planner for the City of McKinney, explained the proposed variance requests to the site plan. He stated that a letter of support was distributed to the Commission prior to the meeting. Mr. Moss stated that Encore Wire is looking to expand their campus with a construction of a 724,380 square foot office and warehouse on approximately 48.7 acres at the north west corner of Airport Drive and Elm Street. He stated that site plans can be approved at the Staff level; however, the applicant was requesting four variances, three of which were from screening requirements, all would require approval by the Commission. Mr. Moss explained that the applicant was requesting variances to waive the requirement that all rooftop HVAC equipment be screened from right-of-way and adjacent residential property, waive the requirement that bay doors be screened from view from the public right-of-way of existing Elm Street, waive the requirement that bay doors be screened from view from a portion of the north side of the building that is

within view of the proposed unnamed right-of-way, and to utilize architecturally finished concrete tilt wall in lieu of a masonry exterior as required by the Planned Development ordinance. He stated that Staff had no objections to the four variance requests. Mr. Moss stated that Staff recommended approval of the proposed variance to the site plan and offered to answer questions. Commission Member Haeckler wanted to verify that this request would be consistent with the current campus to the south. Mr. Moss stated that was correct. Alternate Commission Member Woodruff asked about the location of the proposed living screen compared to the adjacent fence. Mr. Moss stated that the shrubs would be located inside of the fence. Mr. Arlyn Samuelson, Westwood Professional Services, 2740 Dallas Parkway, Plano, TX, explained the proposed request. He concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if they were in agreement with the conditions listed in the Staff Report. Mr. Samuelson said yes. Chairman Cox complimented Encore Wire for the commitment that they have made to McKinney by being a corporate citizen, amount of real estate taxes that they pay, and being a good employer. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Woodruff, the Commission unanimously voted to close the public hearing and approve the variance request to the site plan as recommended by Staff, with a vote of 7-0-0.

END OF 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 6:25 p.m.

BILL COX
Chairman