



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, February 11, 2020

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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**PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.**

#### **CALL TO ORDER**

#### **PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)**

*If you wish to address the Planning and Zoning Commission on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Staff prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Planning and Zoning Commission regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Planning and Zoning Commission Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

#### **CONSENT ITEMS**

*This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.*

#### **MINUTES**

**20-0137**      [Minutes of the Joint Meeting of the McKinney City Council and Planning & Zoning Commission of January 28, 2020](#)

**Attachments:**    [Minutes](#)

**20-0138**      [Minutes of the Planning & Zoning Commission Regular Meeting of January 28, 2020](#)

**Attachments:**    [Minutes](#)

**END OF CONSENT AGENDA****REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**19-0090SP**      [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Recioto Montessori School, Located at the Northeast Corner of Stacy Road and Recioto Drive](#)

**Attachments:**    [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Presentation](#)

**19-0010SUP**      [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Convenience Store with Motor Vehicle Fuel Sales \(7-Eleven\), Located on the Southwest Corner of Hardin Boulevard and Virginia Parkway](#)

**Attachments:**    [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Proposed Specific Use Permit Exhibit](#)  
[Proposed Landscape Plan Exhibit](#)  
[Presentation](#)

**COMMISSION AND STAFF COMMENTS**

*Comments relating to items of public interest such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.*

**ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on the 6th day of February, 2020 at or before 5:00 p.m.*

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*Empress Drane, City Secretary  
Lisa Sewell, Deputy City Secretary*

*In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.*