



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, August 10, 2021

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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### **WATCH THE BROADCAST LIVE**

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16;  
AT&T U-Verse Channel 99;  
and online at <http://mckinney.legistar.com>

Please note that a quorum of the Planning & Zoning Commission may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID-19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue so long as a quorum is still present.

**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 & 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, speakers wishing to address the Planning & 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 Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Public Comments regarding agenda items, including Public Hearings, may be submitted online to the Planning & Zoning Commission at <http://www.mckinneytexas.org/CitizenComments>.*

*To be included in the meeting record, online submittals regarding agenda items must clearly state that they should be included in the meeting record and must be received between the time of this posting and 4:00 p.m. on Tuesday, August 10, 2021.*

## **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**

**21-0701**      [Minutes of the Joint Meeting with City Council and Planning & Zoning Commission of July 27, 2021](#)

**Attachments:**    [Minutes](#)

**21-0702**      [Minutes of the Planning & Zoning Commission Regular Meeting of July 27, 2021](#)

**Attachments:**    [Minutes](#)

## **END OF CONSENT AGENDA**

## **PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212**

*The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describes the necessary form of action required for each plat. A motion to "Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions, or disapproval, as such are contained in § 212.009 of the Texas Local Government Code.*

**21-0103CVP**    [Consider/Discuss/Act on a Conveyance Plat for Addison](#)

[Wilson Addition, Lots 2R, and 3, Block A, and Lot 1, Block B,  
Located on the Northwest Corner of U.S. Highway 75 and  
Laud Howell Parkway](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)  
[Conditions of Approval Summary](#)

**END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**20-0006SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a  
Specific Use Permit to Allow for Warehouse Uses, Located  
on the Northwest Corner of State Highway 121 \(Sam  
Rayburn Tollway\) and Tina Drive \(REQUEST TO BE  
TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**20-0073Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a  
Request to Rezone the Subject Property from "PD" - Planned  
Development District to "C3" - Regional Commercial District,  
Located on the Northwest Corner of State Highway 121  
\(Sam Rayburn Tollway\) and Tina Drive \(REQUEST TO BE  
TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**21-0014SP** [Conduct a Public Hearing to Consider/Discuss/Act on a  
Variance to a Site Plan for a Car Wash \(Take 5 Express Car  
Wash\) Located at 4950 McKinney Ranch Parkway](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. 2014-01-001](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Presentation](#)

**21-0008SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Private Club \(Barons Creek Vineyard\), Located at 301 W Louisiana Street](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Citizen Comments](#)  
[Proposed Specific Use Permit Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)

**21-0046Z2** [Conduct a Public Hearing to Consider / Discuss / Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC"- Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Uses and Development Standards, Located on the South Side of U.S. Highway 380 \(University Drive\) and approximately 500 Feet East of Custer Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ordinance No. 2000-11-092](#)  
[Ex. PD Ordinance No. 2001-07-080](#)  
[Ex. PD Ordinance No. 2003-02-015](#)  
[Ex. PD Ordinance No. 1621](#)  
[Ex. PD Ordinance No. 1997-06-36](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds Exhibit](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

**21-0083Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, to Allow Multi-Family Uses and to Modify the Development Standards, Located on the West Side of Bois D'Arc Road and Approximately 540 Feet South of U.S. Highway 380 \(University Drive\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letter of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Collin Crossing District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

## **PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**

### **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 August, 2021 at or before 5:00 p.m.*

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*Empress Drane, City Secretary*  
*Joshua Stevenson, Deputy City Secretary*