



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, April 13, 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 and 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)**

*Pursuant to Section 551.007 of the Texas Government Code, 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 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 and 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, April 13, 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.*

**21-0291**      [Minutes of the Planning and Zoning Commission Work Session of March 23, 2021](#)

**Attachments:**   [Minutes](#)

**21-0292**      [Minutes of the Planning and Zoning Commission Regular Meeting of March 23, 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.*

**21-0027PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for Erwin Farms Phase 4, Located Approximately 1,300 Feet East of County Road 943 and on the South Side of Bloomdale Road](#)

**Attachments:**   [Standards Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)  
[Conditions of Approval Summary](#)

**21-0028PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 2 and 3, Block A, of the Mayer Tract Addition, Located 1,020 Feet North of Silverado Trail and on the East Side of Custer Road](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)  
[Explanation for Disapproval Summary](#)

**21-0029PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 7 Phase 7, Located Approximately 2,000 Feet West of Trinity Falls Parkway and Approximately 1,200 Feet North Olympic Crossing \(County Road 228\)](#)

**Attachments:** [Standards Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)  
[Conditions of Approval Summary](#)

**20-0040PFR** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 3R1, 3R2, 4R1, CA7 and CA8, Block A of McKinney Logistics Center Addition, Located Approximately 150 Feet South of Spur 195 and on the West Side of State Highway 5 \(McDonald Street\)](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary Final Replat](#)  
[Conditions of Approval Summary](#)

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

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**21-0034Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C2" - Local Commercial District, Located on the Northeast Corner of Collin McKinney](#)

Parkway and Piper Glen Road (WITHDRAWN BY APPLICANT)

**Attachments:** Location Map and Aerial Exhibit

**21-0021Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, for Single-Family Residential Uses, Located on the South Side of County Road 278 and Approximately 1,800 Feet East of State Highway 5 (McDonald Street) (REQUEST TO BE TABLED)

**Attachments:** Location Map and Aerial Exhibit

**21-0041Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for a Telecommunications Tower, Located on the Southeast Corner of Bluestem Drive and Hidden Haven Drive (REQUEST TO BE TABLED)

**Attachments:** Location Map and Aerial Exhibit

**21-0001SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Garage Auto Repair (Sun Auto McKinney), Located on the South Side of Virginia Parkway and Approximately 315 Feet West of Hardin Boulevard

**Attachments:** Location Map and Aerial Exhibit  
Letter of Intent  
Proposed Specific Use Permit  
Presentation

**21-0036Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the North Side of Wilmeth Road and Approximately 1,130 Feet West of State Highway 5 (McDonald Street)

- Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Oak Hollow District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

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

**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 9th day of April, 2021 at or before 5:00 p.m.*

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