



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, February 9, 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, February 9, 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.*

**21-0129**      [Minutes of the Planning and Zoning Commission Regular Meeting of January 26, 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.*

**21-0002CVP**    [Consider/Discuss/Act on a Conveyance Plat for Lots 1R3 and 13, Block B of the Wilson Creek Crossing Addition, Located Approximately 200 Feet West of Lake Forest Drive and Approximately 275 Feet South of U.S. Highway 380 \(University Drive\)](#)

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

**21-0005PF** [Consider/Discuss/Act on a Preliminary-Final Plat for the North Creek Phases 1 and 2 Addition, Located on the Southeast Corner of County Road 123 and North Custer Road](#)

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

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

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**20-0090Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence District to "C2" - Local Commercial District, Located at 800 South Chestnut Street. \(WITHDRAWN BY APPLICANT\)](#)

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

**20-0060SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Car Wash \(Sparky's Express Wash\), Located Approximately 500 Feet East of State Highway 5 \(McDonald Street\) and on the North Side of U.S. Highway 380 \(University Drive\) \(REQUEST TO BE TABLED\)](#)

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

**20-0013M** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\) Sections 146-130 \(Vehicle Parking\), 146-131 \(Off-street loading\) of the Code of Ordinances](#)

(REQUEST TO BE TABLED)

**20-0026SP3** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Development (Collin Square), Located on the Southwest Corner of Bloomdale Road and U.S. Highway 75

**Attachments:** Standard Conditions Checklist  
Location Map and Aerial Exhibit  
Letter of Intent  
Ex. PD Ord. 2013-10-099  
Proposed Site Plan  
Proposed Landscape Plan  
Presentation

**20-0141Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG-25" - General Residence District and "C" - Planned Center District to "PD" - Planned Development District to Allow for Multi-Family Residential Uses and to Modify the Development Standards

**Attachments:** Location Map and Aerial Exhibit  
Letter of Intent  
Letters of Opposition  
Comprehensive Plan Maps Package  
Collin Crossing District  
Placetype Definitions  
Fiscal Analysis  
Land Use Comparison Table  
Proposed Zoning Exhibit  
Proposed Development Regulations  
Presentation

**21-005Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "C2" - Local

[Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 \(University Drive\) and Meadow Ranch Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps Package](#)  
[Medical District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 98-11-63](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

**20-0010SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Self-Storage Facility \(Virginia Self Storage\), Located on the North Side of Virginia Parkway and Approximately 515 Feet West of Jordan Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letter of Support](#)  
[Proposed Specific Use Exhibit](#)  
[Proposed Elevations - Informational Only](#)  
[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 5th day of February, 2021 at or before 5:00 p.m.*

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*Empress Drane, City Secretary  
Joshua Stevenson, 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>.*