



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, January 26, 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, January 26, 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.*

**21-0091**            [Minutes of the Planning and Zoning Commission Regular Meeting of January 12, 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.*

**19-0098PF**            [Consider/Discuss/Act on a Preliminary-Final Plat for Auburn Hills Phase 2, Located Approximately 120 Feet North of Millwall Drive and on the West Side of Auburn Hills Parkway](#)

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

**END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212****REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**20-0026SP2**     [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, \(REQUEST TO BE TABLED\)](#)

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

**20-0068SP**     [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Office Building \(RPMx Construction\) Located on the West Side of Meyer Way and Approximately 600 Feet North of Henneman Way](#)

**Attachments:**     [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 2020-11-082](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Proposed Elevations and Section Exhibit](#)  
[Proposed Line of Sight Exhibit](#)  
[Proposed Parapet Height Exhibit](#)  
[Presentation](#)

**20-0141Z**     [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](#)  
[Land Use Comparison Table](#)  
[Fiscal Model](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Concept Plan- Informational Only](#)  
[Proposed Development Regulations](#)  
[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 22nd Day of January, 2021 at or before 5:00 p.m.*

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