



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, November 10, 2020

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;

online at <http://mckinney.legistar.com>; and

online at <https://mckinneytx.new.swagit.com/views/130>.

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, November 10, 2020.

## 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.*

**20-1001**            [Minutes of the Planning and Zoning Commission Regular Meeting of October 27, 2020](#)

**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.*

**20-0075PF2**        [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-3, Block A of Luxe Addition, Located in the ETJ of McKinney, Approximately 1,100 Feet West of Trinity Falls Parkway and on the South Side of Weston Road \(FM 543\)](#)

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

**20-0137PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for the Parker Family Addition, Located in the ETJ of McKinney, Approximately 315 Feet West of County Road 410 and on the South Side of County Road 342](#)

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

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

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**20-0042Z**      [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 Uses, Located South of Pearson Avenue and Heritage Drive, and Approximately 160 Feet East of Redbud Boulevard](#)

**Attachments:**    [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Town Center District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord No. 2007-01-004](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Development Regulations](#)  
[Presentation](#)

**20-0093Z**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RD-30” - Duplex Residence District to “PD” - Planned Development](#)

District, Located on the North Side of White Avenue and  
Approximately 700 Feet West of Graves Street

**Attachments:** Location Map and Aerial Exhibit  
Letter of Intent  
Comprehensive Plan Maps  
Town Center District  
Placetype Definitions  
Fiscal Analysis  
Land Use Comparison Table  
Proposed Zoning Exhibit  
Metes and Bounds  
Development Regulations  
Presentation

**20-0104Z**

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 "C1" - Commercial Neighborhood  
District, Located on the Southwest Corner of Collin McKinney  
Parkway and Lake Forest Drive

**Attachments:** Location Map and Aerial Exhibit  
Letter of Intent  
Comprehensive Plan Maps  
Collin Crossing District  
Placetype Definitions  
Fiscal Analysis  
Land Use Comparison Table  
Ex. PD Ord. No. 2006-02-010  
Ex. PD Ord. No. 2002-05-038  
Proposed Zoning Exhibit  
Metes and Bounds  
Presentation

**20-0083Z**

Conduct a Public Hearing to Consider/Discuss/Act on a  
Request to Rezone the Subject Property from "RS-60" -  
Single Family Residence District and "TMN" - Traditional

[McKinney Neighborhood Overlay to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay, Generally to Modify the Development Standards, Located on the Northeast Corner of Erwin Avenue and Waddill Street](#)

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

**20-0096Z**

[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 Multi-Family Residential Uses, Located on the North Side of Spur 399 and Approximately 260 Feet East of Medical Center Drive](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Southgate District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex PD Ord No 2000-11-093](#)  
[Ex PD Ord No 1999-07-052](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

**20-0074Z2** [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 Wedding/Event Venue or Banquet Facility with Outdoor Uses, Located on the Southwest Corner of Virginia Parkway and Lake Forest Drive](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Resident Opposition Petition](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 97-05-33](#)  
[Ex. PD Ord. No. 97-05-34](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[Proposed Layout Exhibit](#)  
[Proposed Elevations- Informational Only](#)  
[Building Size Informational Comparison Exhibit](#)  
[Venue Comparison Informational Exhibit](#)  
[Sister City Zoning District Informational Comparison Exhibit](#)  
[Noise Comparison Informational Exhibit](#)  
[Written Protest](#)  
[Applicant Neighborhood Outreach Presentation](#)  
[Protest Map](#)  
[Presentation](#)

**20-0009M** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Section 146-45 \(Site Plan Approval\) and Appendix G \(MTC - McKinney Town Center Zoning](#)

District) of the Code of Ordinances

**Attachments:** [MTC Zoning District - Redline](#)  
[MTC Zoning District - Clean](#)  
[Section 146-45 - Redline](#)  
[Section 146-45 - Clean](#)  
[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 November, 2020 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>.*