



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, December 8, 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; 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, December 8, 2020.

### INFORMATION SHARING ITEMS

- 20-1071**      [Director's Report \(November 2020\)](#)  
**Attachments:**    [Directors Report \(November 2020\)](#)

### CONSENT AGENDA

*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.*

- 20-1072**      [Minutes of the Planning and Zoning Commission Regular Meeting of November 10, 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.*

- 20-0151CVP**    [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A of the MCK22FG Addition, Located on the Northwest Corner of Henneman Way and Meyer Way](#)

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

**20-0152CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A of the MCK20IJ Addition, Located at the Northwest Corner of State Highway 121 and Grand Ranch Parkway](#)

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

**20-0156CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 1-6, Block A, of the District 121 Addition, Located on the Northeast Corner of State Highway 121 and Alma Road](#)

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

**20-0157PF** [Consider/Discuss/Act on a Preliminary-Final Plat for the District 121 Addition, Located on the Northeast Corner of State Highway 121 and Alma Road](#)

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

**20-0158PF** [Consider/Discuss/Act on a Preliminary-Final Plat for the McKinney Hardin Addition, Located on the Southwest Corner of Hardin Boulevard and McKinney Ranch Parkway](#)

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

**20-0159CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 2R, 3 through 6, Block A of the Hardin Crossing Addition, Located at the Southwest Corner of Virginia Parkway and Hardin Boulevard](#)

**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**

**20-0007SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Indoor Amusement Uses, Located at 101 North McDonald Street \(REQUEST TO BE TABLED\)](#)

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

**20-0009SUP** [Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for a Self-Storage Facility \(Davis Group Storage\), Located 900 Feet North of White Avenue and Approximately 270 Feet East of Hardin Boulevard \(REQUEST TO BE TABLED\)](#)

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

**20-0008SUP** [Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window \(Popeye's\), Located on the South Side of Eldorado Parkway and Approximately 395 Feet West of Hudson Crossing](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 2011-05-031](#)  
[Ex. PD Ord. No. 98-11-59](#)  
[Proposed Specific Use Permit Exhibit](#)  
[Proposed Landscape Plan](#)  
[Presentation](#)

**20-0118Z** [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 "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located on the Southwest Corner of Justice Road and U.S. Highway 75 \(Central Expressway\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin Crossing District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Ex. PD. Ord. 1508](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)

**20-0067Z** [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 District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1105 West University Drive](#)

**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](#)  
[Presentation](#)

**20-0098Z** [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 District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1005 West University Drive](#)

**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](#)  
[Presentation](#)

**20-0108Z** [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 at 2462 E. University Drive](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[East Fork District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)

**20-0109Z** [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 "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Single Family Residential, Multi-Family Residential, and Commercial Uses, Located on the South Side of County Road 943 \(Future Wilmeth Road\) and the East and West Sides of Hardin Boulevard.](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Medical District](#)  
[Collin Crossing District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[Presentation](#)  
[Applicant 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 4th day of December, 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>.*