



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, March 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, March 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.*

**21-0203**      [Minutes of the Planning and Zoning Commission Regular Meeting of February 23, 2021](#)

**Attachments:**    [Minutes](#)

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

**20-0012SUP**    [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the Southwest Corner of Collin McKinney Parkway and Lake Forest Drive \(REQUEST TO BE TABLED\)](#)

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

**21-0005Z4**      [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:** [PZ Minutes 020921](#)  
[PZ Minutes 022321](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Medical District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 98-11-63](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)  
[Applicant 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 5th day of March, 2021 at or before 5:00 p.m.*

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