



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, April 12, 2022

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)**

*If you wish to address the Planning and Zoning Commission on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Staff prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. 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 Planning and Zoning Commission Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*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, April 12, 2022.*

## INFORMATION SHARING ITEMS

- 22-0317**      [Update on 2022 McKinney Board & Commission Member Appointments](#)  
**Attachments:**    [About McKinney Boards & Commissions](#)  
                          [Member Eligibility Policy](#)  
                          [Apply Online](#)

## 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.*

- 22-0318**      [Minutes of the Planning and Zoning Commission Regular Meeting of March 22, 2022](#)  
**Attachments:**    [Minutes](#)

## END OF CONSENT AGENDA

## PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

- 22-0037PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for Ridgeline Addition, Located on the South Side of County Road 1006 and West of County Road 201](#)

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

**22-0039PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Painted Tree Woodlands East Addition, Located Northeast Corner of Future Wilmeth Road and Future Taylor Burk Drive](#)

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

#### REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**22-0002M2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Appendix G \(MTC - McKinney Town Center Zoning District\) of the Code of Ordinances](#)

**Attachments:** [MTC Zoning District - Redlines](#)  
[MTC Zoning District - Clean](#)

**22-0003SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Automobile Dealership Sales \(Best Price Auto Group\), Located at 751 North Central Expressway](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Specific Use Permit Exhibit](#)  
[Metes and Bounds](#)  
[Landscape Plan - Informational Only](#)  
[Elevations - Informational Only](#)  
[Presentation](#)

**21-0187Z** [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 allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the North Side of Stacy Road and on the East Side of McKinney Ranch Parkway](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2020-11-081](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

**22-0012Z**

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “PD” - Planned Development District, Generally to Allow for Commercial and Heavy Machinery Sale and Storage Uses, Located on the West Side of State Highway 5 \(McDonald Street\) and Approximately 2,800 Feet North of Telephone Road](#)

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

**22-0026Z** [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 Telecommunications Tower, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway](#)

- Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Ex PD Ord. 2001-02-024](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

**22-0005SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Telecommunications Tower Uses, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway](#)

- Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Citizen Comment](#)  
[Proposed Specific Use Permit Exhibit](#)  
[Proposed Landscape Exhibit](#)  
[Metes and Bounds](#)  
[Informational Only - Design Details](#)  
[Fall Zone Letter](#)  
[RF Coverage Propagation](#)  
[Presentation](#)

**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 8th day of April, 2022 at or before 5:00 p.m.*

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