



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, September 14, 2021

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

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>

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, September 14, 2021.

INFORMATION SHARING ITEMS

21-0797 [Director's Report](#)

Attachments: [Director's Report \(August 2021\)](#)

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.

21-0798 [Minutes of the Joint Meeting with City Council and Planning & Zoning Commission of August 24, 2021](#)

Attachments: [Minutes](#)

21-0796 [Minutes of the Planning & Zoning Commission Regular Meeting of August 24, 2021](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

21-0128PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, McKinney Horizons Addition, Located at the Northwest Corner of Bloomdale Road and County Road 164.](#)

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

21-0130PF [Consider/Discuss/Act on a Preliminary-Final Plat for McKinney Ranch Pump Station Addition, Lot 1, Block A, Located on the North Side of McKinney Ranch Parkway and approximately 350 Feet West of Collin McKinney Parkway](#)

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

21-0132PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, Gameday Sports Addition, Located at the Southeast Corner of FM 2478 and Twin Bridges Road.](#)

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

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.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

21-0062Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District, "RG 18" - General Residence District, "PD" -](#)

Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, to Allow Multi-Family and Commercial Uses and to Modify the Development Standards, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 1,115 Feet West of Hardin Boulevard (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

21-0029SP

Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception for the Site Plan for the East Louisiana Street Parking Lot, Located at 400 East Louisiana Street

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
MTC Zoning District
Proposed Site Plan
Proposed Landscape Plans
Presentation

21-0006SUP

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Private Club (End Zone), Located at 4150 Eldorado Parkway

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Ex. PD. Ord. No. 1447
Ex. PD. Ord. No. 1522
Ex. PD. Ord. No. 1995-06-27
Proposed Specific Use Permit Exhibit
Proposed Floorplan
Metes and Bounds
Presentation

21-0010SUP

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the South Side of Virginia Parkway and Approximately 490 Feet

[West of Hardin Boulevard](#)

- Attachments:** [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[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 9th day of September, 2021 at or before 5:00 p.m.

Empress Drane, City Secretary
Joshua Stevenson, Deputy City Secretary