



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, May 11, 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, May 11, 2021.*

**INFORMATION SHARING ITEMS**

- 21-0386**      [Update on 2021 McKinney Board & Commission Member Appointments](#)

**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.*

- 21-0387**      [Minutes of the Planning and Zoning Commission Regular Meeting of April 27, 2021](#)  
**Attachments:**    [Minutes](#)

**END OF CONSENT ITEMS****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.*

- 21-0019PF2**    [Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 8 East, Located on the Northeast Corner of Olympic Crossing \(County Road 228\) and County Road 227 \(Future Hardin Boulevard\)](#)  
**Attachments:**    [Standard Conditions Checklist](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Proposed Preliminary-Final Plat](#)  
                          [Conditions of Approval Summary](#)
- 21-0047CVP**    [Consider/Discuss/Act on a Conveyance Plat for Lots 1-6, Block B of the Corporate Center 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](#)

**21-0048CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block C of the Corporate Center Addition, Located Southeast Corner of Van Tuyl Parkway and Weiskopf Avenue](#)

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

**21-0052PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 3R1 and 3R2, Block A, CR Urban Res. Addition, Located Approximately 350 Feet East of Alma Road and on the North Side of Henneman Way](#)

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

**21-0056PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 3R1-A and 3R2-B, Block 1, S.B.T. Addition, Generally Located Approximately 200 Feet East of Highlands Drive and Approximately 220 Feet South of Eldorado Parkway](#)

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

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

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

- 21-0049Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District, “ML” - Light Manufacturing District, and “TMN” - Traditional McKinney Neighborhood Overlay District to “SF5” - Single Family Residential District and “TMN” - Traditional McKinney Neighborhood Overlay District, Located at 712 North Tennessee Street \(REQUEST TO BE TABLED\)](#)
- Attachments:** [Location Map and Aerial Exhibit](#)
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- 21-0039Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “LI” - Light Industrial District, Located Approximately 750 Feet West of Almeta Lane and on the South Side of Harry McKillop Boulevard \(F.M. 546\)](#)
- Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Business & Aviation District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)
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- 21-0040Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “SF 5” - Single Family Residential District to “PD” - Planned Development District, to Allow for Multi-Family Residential, Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the North Side of FM 1461 and Approximately 5,500 Feet East of FM 2478](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Northridge District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Fiscal Analysis](#)  
[Ex. PD Ord. No. 2014-03-016](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[Informational Only - Concept Plan](#)  
[Metes and Bounds](#)  
[Presentation](#)

**21-0051Z** [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 "C2" - Local Commercial District, Located on the Northeast Corner of Collin McKinney Parkway and Alma Road](#)

**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. 2008-06-054](#)  
[Ex. PD Ord. No. 2001-02-017](#)  
[Proposed Zoning 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 7th day of May, 2021 at or before 5:00 p.m.*

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