



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, July 14, 2020

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>

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 by email to the Planning and Zoning Commission at Contact-Planning@mckinneytexas.org. To be included in the meeting record, emails 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, July 14, 2020.

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.

20-0571 [Minutes of the Planning and Zoning Commission Regular Meeting of June 23, 2020](#)

Attachments: [Minutes](#)

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

20-0079PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of Willow Wood Elementary School Addition, Located Approximately 1,300 Feet West of Fannin Road \(County Road 338\) and on the South Side of County Road 278](#)

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**

20-0052Z [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 "PD" - Planned Development District and "REC" - Regional Employment Center Overlay](#)

District, Generally to Modify the Development Standards,
Located on the East Side of Custer Road and South of Stacy
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](#)
[Existing PD Ordinance 2010-11-049](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Front Yard Exhibit-Informational Only](#)
[Engineering Report-Informational Only](#)
[Site Plan Exhibit-Informational Only](#)
[Presentation](#)

20-0054Z

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
Single Family Uses, Located Approximately 300 Feet East of
Medical Center Drive and on the South Side of Stewart Road

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Southgate District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Ex. PD ORD 2017-04-040](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

20-0006Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family Uses, Located on the Southeast Corner of Hardin Boulevard and Virginia Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Layout - Informational Only](#)
[Presentation](#)

20-0041Z [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 Single Family and Multi-Family Uses, Located on the Southeast Corner of Community Avenue and James Pitts Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Proposed Regulating Plan](#)
[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 10th day of July, 2020 at or before 7:00 p.m.

Empress Drane, 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-ada.compliance@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>.