



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, October 13, 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 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, October 13, 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.

MINUTES

20-0894 [Minutes of the Planning and Zoning Commission Regular Meeting of September 22, 2020](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

20-0130PF [Consider/Discuss/Act on a Preliminary-Final Plat for Hardin Lake Estates, Located approximately 180 Feet North of Albany Drive and on the East Side of Sorrell Road](#)

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

20-0071Z [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 Northwest Corner of Stacy Road and Ridge Road \(REQUEST TO BE TABLED\)](#)

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

20-0074Z [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 an Indoor and Outdoor Amusement Facility, Located on the Southwest Corner of Virginia Parkway and Lake Forest Drive \(REQUEST TO BE TABLED\)](#)

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

20-0003SP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for McKinney Airport Center, Located on the Southwest Corner of Airport Drive and Harry McKillop Boulevard \(County Road 546\)](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ord. No. 2020-01-005](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

20-0004SUP [Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for Garage, Auto Repair Facility \(Express Oil Change & Tire Engineers\), Located on the East Side of Hardin Boulevard and Approximately 1,500 Feet South of U.S. Highway 380 \(University Drive\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD. Ord. No. 2018-09-070](#)
[Proposed SUP Exhibit](#)
[Proposed Landscape Plan](#)
[Presentation](#)

20-0066Z [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 Uses and Development Standards, Located on the Southeast Corner of Van Tuij Parkway and Weiskopf Avenue](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Support](#)
[Letter of Opposition](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2001-02-017](#)
[Ex. PD Ord. No. 2005-02-016](#)
[Ex. PD Ord. No. 2008-06-054](#)
[Existing Deed Restrictions](#)
[RESOLUTION 2012-01-008 R](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Proposed Regulating Plan](#)
[Zoning Comparison Exhibit - Informational Only](#)
[Presentation](#)

20-0073Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C3" - Regional Commercial District, Located on the Northwest Corner of State Highway 121 \(Sam Rayburn Tollway\) and Tina Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. 2000-09-065](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

20-0006SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Warehouse Uses, Located on the Northwest Corner of State Highway 121 \(Sam Rayburn Tollway\) and Tina Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Proposed Specific Use Permit](#)
[Metes and Bounds](#)
[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 9th day of October, 2020 at or before 9:00 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-adacompliance@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>.