



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, January 12, 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>

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, January 12, 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.

21-0012 [Minutes of the Planning and Zoning Commission Regular Meeting of December 8, 2020](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

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.

20-0171CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1C and 2C, Block A of the Wysong Hospital Addition, Located at the Southwest Corner of Virginia Parkway and U.S. Highway 75](#)

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

**END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212****REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

20-0007SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Indoor Amusement Uses, Located at 101 North McDonald Street \(WITHDRAWN BY APPLICANT\)](#)

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

20-0026SP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Development \(Collin Square\), Located on the Southwest Corner of Bloomdale Road and U.S. Highway 75 \(Central Expressway\), \(REQUEST TO BE TABLED\)](#)

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

20-0009SUP2 [Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for a Self-Storage Facility \(Davis Group Storage\), Located 900 Feet North of White Avenue and Approximately 270 Feet East of Hardin Boulevard](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD. Ord. No. 2018-09-070](#)
[Proposed Specific Use Permit Exhibit](#)
[Proposed Elevations- Information Only](#)
[Presentation](#)

20-0127Z [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 Multi-Family and Commercial Uses, Located on the Northwest Corner of Frisco Road and State Highway 5 \(McDonald Street\), and on the Southwest corner of Spur 399 and State Highway 5 \(McDonald Street\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps Package](#)
[Southgate District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ordinance No. 96-11-51](#)
[Ex. PD Ordinance No. 2012-03-006](#)
[Ex. PD Ordinance No. 2017-12-109](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Concept Plan- Informational Only](#)
[Presentation](#)

20-0140Z [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](#)
[Letter of Support](#)
[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](#)

20-0011SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automobile Sales, Repair, and Storage Uses \(McKinney Dodge\), Located at the Northwest Corner of Rockhill Road and U.S. Highway 75 \(Central Expressway\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Proposed Specific Use Permit](#)
[Proposed Landscape Plans](#)
[Proposed Preliminary Engineering](#)
[Presentation](#)

20-0011M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Section 146-134 \(Performance Standards - Noise\) of the Code of Ordinances](#)

Attachments: [Section 146-134 \(Redline\)](#)
[Section 146-134 \(Clean\)](#)
[Chapter 70 - Article V. Noise](#)
[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 8th day of January, 2021 at or before 5:00 p.m.

*Empress Drane, City Secretary
Joshua Stevenson, Interim Deputy 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>.