CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, February 23, 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, February 23, 2021.

INFORMATION SHARING ITEMS

21-0188 Director's Report

Attachments: Directors Report (February 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.

21-0189 Minutes of the Planning and Zoning Commission Regular Meeting of February 9, 2021

Attachments: Minutes

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

21-0005Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Meadow Ranch Road (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

21-0004Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "SF5" - Single Family Residential District, Located on the Southeast Quadrant of North Hardin Boulevard and Olympic Crossing Boulevard (County Road No. 228)

Attachments:
- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Trinity Falls District
- Placetype Definitions
- Fiscal Analysis
- Land Use Comparison Table
- Proposed Zoning Exhibit
- Metes and Bounds
- Presentation

21-0022Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Single Family Residential Uses, Located Approximately 1,300 Feet East of County Road 943 and on the South Side of Bloomdale Road

Attachments:
- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Medical District
- Placetype Definitions
- Fiscal Analysis
- Land Use Comparison Table
- Proposed Zoning Exhibit
- Metes and Bounds
- Proposed Development Regulations
- Presentation

20-0137Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, to Allow for Multi-Family Residential and Commercial Uses and to Modify the Development Standards, Located 550 Feet South of Stonebridge Drive and on the East Side of Custer Road

Attachments:
- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Established Community District
- Placetype Definitions
- Fiscal Analysis
- Land Use Comparison Table
- Ex. PD Ord. No. 2010-10-040
- Proposed Zoning Exhibit
- Metes and Bounds
- Proposed Screening and Buffering Exhibit
- Proposed Concept Plan - Informational Only
- Proposed Elevations - Informational Only
- Presentation
- Proposed Development Regulations

20-0013M2 Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations) Sections 146-130 (Vehicle Parking), 146-131 (Off-street loading) of the Code of Ordinances

Attachments:
- DRAFT 2/9 PZ Minutes
- Existing 146-130 Vehicle Parking
- Existing 146-131 Off-Street Loading
- Proposed 146-130 Vehicle Parking (Redlines)
- Proposed 146-131 Off-Street Loading (Redlines)
- Proposed 146-130 Vehicle Parking (Clean)
- Proposed 146-131 Off-street Loading (Clean)
- 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 19th day of February, 2021 at or before 5:00 p.m.

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Empress Drane, City Secretary
Joshua Stevenson, 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.