



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, March 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, March 23, 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.

21-0244 [Minutes of the Planning and Zoning Commission Regular Meeting of March 9, 2021](#)

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.

21-0021PF [Consider/Discuss/Act on a Preliminary-Final Plat for Painted Tree Lakeside West Phases 2 & 3, Located Approximately 350 Feet East of Lake Forest Drive and on North Side of Summit View Drive](#)

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

21-0019PF [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: [Location Map and Aerial Exhibit](#)
[Standard Conditions Checklist](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Explanation for Disapproval](#)

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

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

20-0080Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District, “RS 60” - Single Family Residence District and “TMN” - Traditional McKinney Neighborhood Overlay District to “PD” - Planned Development District and “TMN” - Traditional McKinney Neighborhood Overlay District, to Allow for Commercial and Industrial Uses and to Modify the Development Standards, Located on the Southwest corner of Coleman Street and Berry Avenue](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Placetype Definitions](#)
[Town Center District](#)
[Fiscal Analysis](#)
[Existing PD Ord. No. 1460](#)
[Land Use Comparison Table](#)
[Metes and Bounds](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Standards](#)
[Proposed Layout - Informational Only](#)
[Presentation](#)

21-0019Z [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, Located South of Pearson Avenue and Heritage Drive, and Approximately 160 Feet East of Redbud Boulevard

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Town Center District
Placetype Definitions
Fiscal Analysis
Ex. PD Ordinance 2020-12-085
Proposed Zoning Exhibit
Proposed Development Regulations
Presentation

21-0034Z 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 Piper Glen 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 Ord. No. 2003-05-050
Proposed Zoning Exhibit
Metes and Bounds
Presentation

20-0012SUP2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the Southwest Corner of Collin McKinney Parkway and Lake Forest Drive

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Metes and Bounds](#)
[Proposed Specific Use Permit](#)
[Proposed Landscape Plan](#)

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

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 19th day of March, 2021 at or before 5:00 p.m.

Empress Drane, City Secretary
Joshua Stevenson, Deputy City Secretary