



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, April 27, 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, April 27, 2021.

INFORMATION SHARING ITEMS**21-0343** [Director's Report](#)**Attachments:** [Directors Report \(April 2021\)](#)**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.

21-0344 [Minutes of the Planning and Zoning Commission Regular Meeting of April 13, 2021](#)**Attachments:** [Minutes](#)**END OF CONSENT AGENDA****REGULAR AGENDA ITEMS AND PUBLIC HEARINGS****21-0045PFR** [Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1-6, Block A, of the Morris Manors Subdivision, Located on the Southwest Corner of Lee Street and South Morris Street](#)**Attachments:** [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Replat](#)
[Conditions of Approval Summary](#)**21-0046PFR** [Consider/Discuss/Act on a Preliminary-Final Replat for the Wilson Tract, Located on the Southeast corner of Hardin Boulevard and Olympic Crossing Boulevard](#)**Attachments:** [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Replat](#)
[Conditions of Approval Summary](#)

20-0147Z

[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 For Mixed Uses Including Commercial, Retail, Office, Multi- Family Residential, And Open Space, Generally Located North of the Intersection of Laud Howell Parkway \(FM 543\) and U.S. Highway 75 \(Central Expressway\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[EX. PD Ord. No. 2017-03-031](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

21-0041Z2

[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 a Telecommunications Tower, Located on the Southeast Corner of Bluestem Drive and Hidden Haven Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex PD Ord. 2001-02-024](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Fall Zone Letter](#)
[RF Coverage Propagation](#)
[Informational Only - Photo Simulations](#)
[Informational Only - Proposed Design Detail](#)
[Presentation](#)

21-0003SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Grocery Store \(Desi District\), Located at 5400 Collin McKinney Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Specific Use Permit Exhibit](#)
[Presentation](#)

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 23rd day of April, 2021 at or before 5:00 p.m.

Empress Drane, City Secretary
Joshua Stevenson, Deputy City Secretary