



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, May 25, 2021

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### **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)**

*If you wish to address the Planning and Zoning Commission on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Staff prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. 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 Planning and Zoning Commission Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*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, DATE, 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.*

**21-0468**      [Minutes of the Planning and Zoning Commission Regular Meeting of May 11, 2021](#)

**Attachments:**    [Minutes](#)

## **END OF CONSENT AGENDA**

## **PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212**

**21-0053PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1 and 2, Block A of the Collin Square Addition, Located on the Southwest Corner of Bloomdale Road and U.S. Highway 75](#)

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

**20-0141Z5**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG-25" - General Residence District and "C" - Planned Center District to "PD" - Planned Development District to Allow for Multi-Family Residential Uses and to Modify the Development Standards](#)

**Attachments:**    [PZ Minutes 01.26.2021](#)  
                          [PZ Minutes 02.09.2021](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Letters of Opposition](#)  
                          [Comprehensive Plan Maps Package](#)  
                          [Collin Crossing District](#)  
                          [Placetype Definitions](#)  
                          [Fiscal Analysis](#)  
                          [Land Use Comparison Table](#)  
                          [Proposed Zoning Exhibit](#)  
                          [Proposed Development Regulations](#)  
                          [Proposed Concept Plan- Informational Only](#)  
                          [Presentation](#)

**21-0049Z2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District, "ML" - Light Manufacturing District, and "TMN" - Traditional McKinney Neighborhood Overlay District to "SF5" - Single Family Residential District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 712 North Tennessee Street](#)

**Attachments:** [PZ Minutes 5.11.2021 DRAFT](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Town Center District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds 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 21st day of May, 2021 at or before 5:00 p.m.*

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*Empress Drane, City Secretary*  
*Joshua Stevenson, Deputy City Secretary*