



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, June 8, 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)

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, 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, June 8, 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.

21-0482 [Minutes of the Planning and Zoning Commission Regular Meeting of May 25, 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.

21-0063PF [Consider/Discuss/Act on a Preliminary-Final Plat for the James Pitts Multifamily Addition, Located Approximately 2075 Feet North of Wilmeth Road and on the West Side of James Pitts Drive](#)

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

21-0064PF [Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 7 Phase 8, Located Approximately 1,500 Feet North of Olympic Crossing and on the West Side of Trinity Falls Parkway](#)

Attachments: [Standards Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Explanation for Disapproval Summary](#)

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

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

21-0012SP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multifamily Development \(Pitts Community Multifamily\) Located on the Southeast Corner of James Pitts Drive and Community Avenue](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2020-08-056](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

21-0054Z [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 for Single Family Residential.](#)

Multi-Family Residential, and Commercial Uses, Located on the Southeast Corner of Bloomdale Road and Lake Forest Drive

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
Proposed Development Regulations
Presentation

21-0058Z

Conduct a Public Hearing to Consider / Discuss / Act on a Request to Rezone the Subject Property from "BG" - General Business District, "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located at Southwest Corner of U.S. Highway 380 (University Drive) and Bois D'Arc Road

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps Package
Collin Crossing District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Proposed Zoning Exhibit
Metes and Bounds Exhibit
Layout Exhibit- Informational Only
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 4th day of June, 2021 at or before 5:00 p.m.

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