



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, July 27, 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, 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, July 27, 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.*

**21-0663**      [Minutes of the Planning and Zoning Commission Regular Meeting of July 13, 2021](#)

**Attachments:**    [Minutes](#)

**21-0664**      [Minutes of the Planning and Zoning Commission Regular Meeting of June 22, 2021](#)

**Attachments:**    [Minutes](#)

## **END OF CONSENT ITEMS**

## **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.*

**21-0093PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for the College Street Manor Addition, Located on the Southeast](#)

Corner of South College Street and Howell Street

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

**21-0095PFR** [Consider/Discuss/Act on a Preliminary-Final Replat for 380 Town Centre Addition, Lots 5R1, 5R2, and 5R3, Block A, Located Approximately 780 Feet South of U.S. Highway 380 \(University Drive\) on the East Side of North Hardin Boulevard](#)

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

**21-0100CVP** [Consider/Discuss/Act on a Conveyance Plat for 380 Commons at Headington Heights Addition, Lots 6A, 6B, and 6C, Block A, Located Approximately 516 Feet South of U.S. Highway 380 \(University Drive\) on the West Side of North Hardin Boulevard](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)  
[Explanation for Disapproval Summary](#)

**21-0104CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 1 & 2, Block A of the McKinney Horizons North Addition, Located on the Southwest Corner of Airport Road and Industrial Boulevard](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)  
[Conditions of Approval Summary](#)

**END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212****REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**21-0009SP**      [Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions for a Site Plan for a Restaurant, Brewery and Outdoor Amusement Facility \(Tupps Brewery\), Located at 402 East Louisiana Street](#)

***Attachments:***    [Standard Conditions Checklist](#)  
                              [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [MTC Zoning District](#)  
                              [Proposed Site Plan](#)  
                              [Proposed Landscape Plan](#)  
                              [Proposed Elevations](#)  
                              [Exterior Facade Material Request](#)  
                              [Presentation](#)

**21-0095Z**      [Conduct a Public Hearing to Consider / Discuss / Act on a Request to Rezone the Subject Property from “RS-60” - Single Family Residence District and “TMN” Traditional McKinney Neighborhood Overlay District to “GC” - Governmental Complex District and “TMN” Traditional McKinney Neighborhood Overlay District, Located at 511 Green Street and 701 Anthony Street](#)

***Attachments:***    [Location Map and Aerial Exhibit](#)  
                              [Comprehensive Plan Maps](#)  
                              [Mill District](#)  
                              [Placetype Definitions](#)  
                              [Land Use Comparison Table](#)  
                              [Proposed Zoning Exhibit](#)  
                              [Metes and Bounds](#)  
                              [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 July, 2021 at or before 6:30 p.m.*

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