



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, August 24, 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 & 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 & 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 & 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, August 24, 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.

21-0749 [Minutes of the Planning & Zoning Commission Regular Meeting of August 10, 2021](#)

Attachments: [Minutes](#)

21-0001C [Consider/Discuss/Act on a Concept Plan for Shops at Westridge, Located on the Northwest Corner of Westridge Boulevard and Independence Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Ex. PD. Ord. No. 2001-02-024](#)
 [Ex. PD. Ord. No. 1621](#)
 [Proposed Concept Plan](#)

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.

21-0112PF [Consider/Discuss/Act on a Preliminary-Final Plat for TCR McKinney Pitts Addition, Located on the Southeast Corner of Community Avenue and James Pitts Drive](#)

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

21-0121CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Willis Addition, Located on the Southeast Corner of Bloomdale Road and County Road 124](#)

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

21-0127PF [Consider/Discuss/Act on a Preliminary-Final Plat for Millstone Phase 2B, Located on the Southwest Corner of County Road 409 and County Road 412](#)

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

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

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

21-0007M [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Section 146-135 \(Landscape Requirements\) of the Code of Ordinances](#)

Attachments: [Existing 146-135.Landscape Requirements](#)
[Proposed 146-135.Landscape Reqs \(Redline\)](#)
[Proposed 146-135.Landscape Reqs \(Clean\)](#)
[Presentation](#)

20-0073Z3

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C3" - Regional Commercial District, Located on the Northwest Corner of State Highway 121 \(Sam Rayburn Tollway\) and Tina Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. 2000-09-065](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

20-0006SUP3

[Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Warehouse Uses, Located on the Northwest Corner of State Highway 121 \(Sam Rayburn Tollway\) and Tina Drive](#)

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

21-0087Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Allow for Industrial Uses, Located on the East Side of County Road 317 and Approximately 2,000 Feet South of Harry McKillop Boulevard \(FM 546\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Business & Aviation District](#)
 [Placetype Definitions](#)
 [Fiscal Analysis](#)
 [Land Use Comparison Table](#)
 [Proposed Zoning Exhibit](#)
 [Proposed Development Regulations](#)
 [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 20th day of August, 2021 at/or before 5:00 p.m.

Empress Drane, City Secretary
Joshua Stevenson, Deputy City Secretary