



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, December 14, 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>

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, December 14, 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.

21-1135 [Minutes of the Planning and Zoning Commission Regular Meeting of November 9, 2021](#)

Attachments: [Minutes](#)

21-0002GDP [Consider/Discuss/Act on a General Development Plan for McKinney Horizons, Located on the Northeast Corner of Bloomdale Road and Future Hardin Boulevard](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Ex. PD Ord. No. 1703](#)
 [Proposed General Development 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.

21-0209PF [Consider/Discuss/Act on a Preliminary-Final Plat for 35 Residential Lots and 3 Common Area Lots of the Craig Ranch Casitas Addition, Located at the Southwest Corner of Van Tuyl Parkway and Meyer Way](#)

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

21-0064PF2 [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](#)
[Conditions of Approval Summary](#)

21-0211PF [Consider/Discuss/Act on a Preliminary-Final Plat for Aster Park Addition, Located on the North Side of FM 1461 and Approximately 1 Mile East of FM 2478](#)

Attachments: [Standard 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

20-0146Z2 [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 and “CC” - Corridor Commercial Overlay District, to Allow Multi-Family Uses and to Modify the Development Standards, Located on the North Side of Wilson Creek Parkway and Approximately 150 West of Big Bend Drive \(REQUEST TO BE TABLED\)](#)

Attachments: [Location Map and Aerial Exhibit](#)

21-0049SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Mixed-Use Development, Located on the Northeast Corner of State Highway 5 \(McDonald Street\) and Virginia Street](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Facade Plan](#)
[Presentation](#)

21-0016SUP [Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window, Located on the South Side of Virginia Parkway and Approximately 600 Feet East of Jordan Road](#)

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

21-0012SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Service Station \(Strickland Brothers Oil Change\), Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway](#)

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

21-0121Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located Approximately 250 Feet East of Coit Road and Approximately 250 Feet North of Virginia Parkway](#)

Attachments: [Location Map and Zoning Exhibit](#)
[Letter of Intent](#)
[Letter of Support](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2001-02-024](#)
[Ex. PD Ord. No. 1621](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

21-0011SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Mini-Warehouse Facility \(Advantage Storage\), Located Approximately 250 Feet East of Coit Road and Approximately 250 Feet North of Virginia Parkway](#)

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

21-0021Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, for Single-Family Residential Uses, Located on the South Side of County Road 278 and Approximately 1,800 Feet East of State Highway 5 \(McDonald Street\)](#)

Attachments: [041321 PZ Minutes](#)
[110921 PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[East Fork District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Willow Wood Master Site Plan - Informational Only](#)
[Presentation](#)

21-0063Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of Kickapoo Drive and Alma Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

21-0126Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located at 3755 South Lake Forest Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2014-01-001](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

21-0156Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Allow for Office Uses and to Modify the Development Standards, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2003-05-050](#)
[Ex. PD Ord. No. 2001-02-017](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

21-0155Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial](#)

Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of State Highway 121 (Sam Rayburn Tollway) and Tina Drive

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[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](#)

21-0165Z

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 to Modify the Development Standards and to Allow for Supportive Housing for Displaced Single Mothers and Office Uses, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 175 Feet North of Cypress Hill Drive

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Fiscal Analysis](#)
[Ex. PD Ord. No. 2005-02-015](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Layout - 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 10th day of December, 2021 at or before 5:00 p.m.

Empress Drane, City Secretary
Joshua Stevenson, Deputy City Secretary