



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, January 11, 2022

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, 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.

INFORMATION SHARING ITEMS

22-0020 [Director's Report](#)

Attachments: [Director's Report \(2021\)](#)

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.

22-0021 [Minutes of the Planning and Zoning Commission Regular Meeting of December 14, 2021](#)

Attachments: [Minutes](#)

21-0002C [Consider/Discuss/Act on a Concept Plan for Tivona Event and Retail Center, Located on the Southwest Corner of South Lake Forest Drive and Virginia Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Ex. PD Ord. No. 97-05-34](#)
 [Ex. PD Ord. No. 97-05-33](#)
 [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.

21-0221PFR [Consider/Discuss/Act on a Preliminary-Final Replat for Warden Creek, Located on the North Side of Wilson Creek Parkway and Approximately 500 Feet West from Big Bend Drive](#)

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

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

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

21-0006Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family and Commercial Uses, Located on the Northwest Corner of Carlisle Street and Virginia Parkway \(REQUEST TO BE TABLED\)](#)

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

21-0129Z [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, Generally to Allow for Single Family Uses and to Modify the Development Standards, Located approximately 265 Feet North of Plateau Drive and on the East Side of State Highway 5 \(McDonald Street\) \(REQUEST TO BE TABLED\)](#)

Attachments: [Location and Aerial Map](#)

- 21-0154Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-120" - Single Family Residential District to "PD" - Planned Development District, Located at 616 Finch Avenue \(REQUEST TO BE TABLED\)](#)
Attachments: [Location Map and Aerial Exhibit](#)
- 21-0015SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for an Independent Living Facility \(Watermere at McKinney\), Located on the Southeast Corner of Hardin Boulevard and Virginia Parkway](#)
Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Specific Use Permit Exhibit](#)
 [Metes and Bounds](#)
 [Informational Only - Building Elevations](#)
 [Presentation](#)
- 20-0146Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood 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 feet West of Big Bend Drive](#)

Attachments: [PZ Minutes 11.9.21](#)
[PZ Minutes 12.14.21](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Public Comments](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No 1452](#)
[Ex. PD Ord. No 1605](#)
[Ex. PD Ord. No 1870](#)
[Ex. PD Ord. No 96-11-53](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Written Protest](#)
[Zoning Protest Map](#)
[Presentation](#)

21-0177Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from AG - Agricultural District to LI - Light Industrial District, Located on the Southeast Corner of State Highway 5 and McIntyre Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[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 7th day of January, 2022 at or before 6:00 p.m.

Empress Drane, City Secretary
Joshua Stevenson, Deputy City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.