CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, April 12, 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, April 12, 2022.

INFORMATION SHARING ITEMS

22-0317 Update on 2022 McKinney Board & Commission Member Appointments

Attachments: About McKinney Boards & Commissions
Member Eligibility Policy
Apply Online

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.

22-0318 Minutes of the Planning and Zoning Commission Regular Meeting of March 22, 2022

Attachments: Minutes

END OF CONSENT AGENDA

PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

22-0037PF Consider/Discuss/Act on a Preliminary-Final Plat for Ridgeline Addition, Located on the South Side of County Road 1006 and West of County Road 201

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Preliminary-Final Plat
Explanation for Disapproval Summary

22-0039PF Consider/Discuss/Act on a Preliminary-Final Plat for Painted Tree Woodlands East Addition, Located Northeast Corner of Future Wilmeth Road and Future Taylor Burk Drive

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

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

22-0002M2 Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Appendix G (MTC - McKinney Town Center Zoning District) of the Code of Ordinances

Attachments: MTC Zoning District - Redlines
MTC Zoning District - Clean

22-0003SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Automobile Dealership Sales (Best Price Auto Group), Located at 751 North Central Expressway

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Proposed Specific Use Permit Exhibit
Metes and Bounds
Landscape Plan - Informational Only
Elevations - Informational Only
Presentation

21-0187Z 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 Residential and Commercial Uses and to Modify the Development Standards, Located on the North Side of Stacy Road and on the East Side of McKinney Ranch Parkway

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. 2020-11-081
- Proposed Zoning Exhibit
- Metes and Bounds
- Proposed Development Regulations
- Presentation

22-0012Z 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 Commercial and Heavy Machinery Sale and Storage Uses, Located on the West Side of State Highway 5 (McDonald Street) and Approximately 2,800 Feet North of Telephone Road

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Citizen Comment
Comprehensive Plan Maps
East Fork District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Proposed Zoning Exhibit
Metes and Bounds
Proposed Development Standards
Presentation

22-0026Z 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 Modify the Development Standards and to Allow for a Telecommunications Tower, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Established Community District
Placetype Definitions
Land Use Comparison Table
Ex PD Ord. 2001-02-024
Proposed Zoning Exhibit
Metes and Bounds
Proposed Development Regulations
Presentation

22-0005SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Telecommunications Tower Uses, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Citizen Comment
Proposed Specific Use Permit Exhibit
Proposed Landscape Exhibit
Metes and Bounds
Informational Only - Design Details
Fall Zone Letter
RF Coverage Propogation
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 8th day of April, 2022 at or before 5:00 p.m.

Empress Drane, City Secretary
Joshua Stevenson, Deputy City Secretary