



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, May 26, 2020

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 & 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)**

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 Planning & Zoning Commission 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 by email to the Planning & Zoning Commission at [Contact-Planning@mckinneytexas.org](mailto:Contact-Planning@mckinneytexas.org). To be included in the meeting record, emails regarding agenda items must be received between the time of this posting and 4:00 p.m. on Tuesday, May 26, 2020.

**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.*

**20-0438**      [Minutes of the Planning and Zoning Commission Regular Meeting of May 12, 2020](#)

**Attachments:**    [Minutes](#)

**END OF CONSENT AGENDA****REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**20-0031Z**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of U.S. Highway 380 \(University Drive\) and West Way](#)

**Attachments:**    [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Comprehensive Plan Maps](#)  
                          [Town Center District](#)  
                          [Placetype Definitions](#)  
                          [Fiscal Analysis](#)  
                          [Land Use Comparison Table](#)  
                          [Zoning Exhibit](#)  
                          [Presentation](#)

**20-0003SUP**    [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automobile Sales, Repair, or Storage \(Brandon Tomes Subaru\), Located Approximately 870 Feet East of Hardin Boulevard and on the North Side of State Highway 121 \(Sam Rayburn Tollway\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[PD Ord. No. 2018-12-081](#)  
[Proposed SUP Exhibit](#)  
[Elevation-Informational Only](#)  
[Presentation](#)

**19-0055Z** [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 Commercial Uses and a Telecommunication Tower, Located on the South Side of Virginia Parkway and on the East Side of Dogwood Trail](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letter of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibits - Exhibit C and D](#)  
[Metes and Bounds](#)  
[Proposed Development Regulations](#)  
[Proposed Design Detail - Informational Only](#)  
[Proposed Unipole Renderings - Informational Only](#)  
[Fall Zone Letter](#)  
[T-Mobile Letter](#)  
[RF Coverage Propagation](#)  
[Presentation](#)

**20-0014Z**     [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 Use and Development Standards, Located on the South Side of Rockhill Road and Approximately 200 Feet West of Dogwood Trail](#)

**Attachments:**   [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD No. 1486](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[Proposed Layout Exhibit](#)  
[Presentation](#)

## **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 22nd day of May, 2020 at or before 5:00 p.m.*

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*Empress Drane, 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. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto: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>.*