



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, June 23, 2020

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)

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 Mayor 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 and Zoning Commission at 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, June 23, 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.

20-0539 [Minutes of the Planning and Zoning Commission Regular Meeting of June 9, 2020](#)

Attachments: [Minutes](#)

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.

20-0067PF [Consider/Discuss/Act on a Preliminary-Final Plat for Milligan-Bixler Addition, Located in the ETJ of McKinney, Approximately 2,125 Feet South of County Road 408 and on the East Side of County Road 406](#)

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

20-0028SP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Melissa ISD \(Willow Wood Elementary School\) Located Approximately 1,300 Feet West of Fannin Road \(County Road 338\) and on the South Side of County Road 278.](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2015-04-024](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Sight Line Exhibit](#)
[Presentation](#)

20-0004Z [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 and to Allow for an Indoor and Outdoor Wedding / Event Venue or Banquet Facility, Located on the Southwest Corner of Virginia Parkway and Lake Forest Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Letters of Support](#)
[Comprehensive Plan Maps](#)
[Placetype Definitions](#)
[Established Community District](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 97-05-33](#)
[Proposed Zoning Exhibit](#)
[Ex. PD Ord. No. 97-05-34](#)
[Applicant Public Outreach](#)
[Layout- Information Only](#)
[Proposed Development Regulations](#)
[Elevations - Information Only](#)
[Protest Map](#)
[Protest Petition](#)
[Presentation](#)

20-0040Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "DR" - Duplex Residential District, Located on the East Side of Rockwall Street and approximately 615 Feet North of Gerrish Street](#)

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

20-0048Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "RED-1" - Residential Estates District, Located Approximately 600 Feet West of U.S. Highway 75 \(Central Expressway\) and Approximately 200 Feet North of White Avenue](#)

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

20-0002SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for an Indoor Gun Range, Located on the Northeast Corner of Industrial Boulevard and Millwood Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business & Aviation District](#)
[Placetype Definitions](#)
[Proposed Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[Decibel Level Chart Exhibit](#)
[Proposed Floor Plan - Information Only](#)
[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 19th day of June, 2020 at or before 8:00 p.m.

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. 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>.