CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, October 27, 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 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, October 27, 2020.

ELECTION OF THE CHAIR AND VICE-CHAIR

20-0961 Election of the Chair and Vice-Chair

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.

MINUTES

20-0962 Minutes of the Joint City Council and Planning and Zoning Commission Meeting of September 22, 2020

Attachments: Minutes

20-0963 Minutes of the Planning and Zoning Commission Regular Meeting of October 13, 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.

20-0131PF Consider/Discuss/Act on a Preliminary-Final Plat for the Painted Tree Lakeside West Phase 1 Addition, Located on the Southeast Corner of Lake Forest Drive and Summit View Drive

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

20-0133PF Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R1 and 1R2, Block A of the Headington Heights Addition, Located on the Northwest Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

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

17-0168SP Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception for a Site Plan for an Office Development (Playful Corporation), Located at the Southwest Corner of East Davis Street and State Highway 5 (McDonald Street)

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Existing Site Plan
Presentation

20-0071Z2 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 Modify the Use and Development Standards, Located on the Northwest Corner of Stacy Road and Ridge 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. 2014-02-012
Proposed Zoning Exhibit
Metes and Bounds
Proposed Development Regulations
Presentation

20-0114Z 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 an Emergency Overnight Warming Station, Located on the North Side of Wilson Creek Parkway and Approximately 850 Feet West of College Street

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Town Center District
Placetype Definitions
Existing PD Ord. No. 1452
Proposed Zoning Exhibit
Metes and Bounds
Proposed Development Regulations
Informational Only - Operating Manual
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 October, 2020 at or before 5:00 p.m.

_____
Empress Drane, City Secretary
Joshua Stevenson, Interim 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. 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.