



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, November 10, 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;

online at <http://mckinney.legistar.com>; and

online at <https://mckinneytx.new.swagit.com/views/130>.

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, November 10, 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.

20-1001 [Minutes of the Planning and Zoning Commission Regular Meeting of October 27, 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.

20-0075PF2 [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-3, Block A of Luxe Addition, Located in the ETJ of McKinney, Approximately 1,100 Feet West of Trinity Falls Parkway and on the South Side of Weston Road \(FM 543\)](#)

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

20-0137PF [Consider/Discuss/Act on a Preliminary-Final Plat for the Parker Family Addition, Located in the ETJ of McKinney, Approximately 315 Feet West of County Road 410 and on the South Side of County Road 342](#)

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

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

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

20-0042Z [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 Uses, Located South of Pearson Avenue and Heritage Drive, and Approximately 160 Feet East of Redbud Boulevard](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Town Center District](#)
 [Placetype Definitions](#)
 [Fiscal Analysis](#)
 [Land Use Comparison Table](#)
 [Ex. PD Ord No. 2007-01-004](#)
 [Proposed Zoning Exhibit](#)
 [Metes and Bounds](#)
 [Development Regulations](#)
 [Presentation](#)

20-0093Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RD-30" - Duplex Residence District to "PD" - Planned Development](#)

District, Located on the North Side of White Avenue and
Approximately 700 Feet West of Graves Street

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Town Center District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Proposed Zoning Exhibit
Metes and Bounds
Development Regulations
Presentation

20-0104Z

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 "C1" - Commercial Neighborhood
District, Located on the Southwest Corner of Collin McKinney
Parkway and Lake Forest Drive

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Collin Crossing District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Ex. PD Ord. No. 2006-02-010
Ex. PD Ord. No. 2002-05-038
Proposed Zoning Exhibit
Metes and Bounds
Presentation

20-0083Z

Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Rezone the Subject Property from "RS-60" -
Single Family Residence District and "TMN" - Traditional

McKinney Neighborhood Overlay to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay, Generally to Modify the Development Standards, Located on the Northeast Corner of Erwin Avenue and Waddill Street

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

20-0096Z

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 Multi-Family Residential Uses, Located on the North Side of Spur 399 and Approximately 260 Feet East of Medical Center Drive

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Southgate District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex PD Ord No 2000-11-093](#)
[Ex PD Ord No 1999-07-052](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

20-0074Z2

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 Wedding/Event Venue or Banquet Facility with Outdoor Uses, Located on the Southwest Corner of Virginia Parkway and Lake Forest Drive

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Letters of Opposition
Resident Opposition Petition
Comprehensive Plan Maps
Established Community District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Ex. PD Ord. No. 97-05-33
Ex. PD Ord. No. 97-05-34
Proposed Zoning Exhibit
Proposed Development Regulations
Proposed Layout Exhibit
Proposed Elevations- Informational Only
Building Size Informational Comparison Exhibit
Venue Comparison Informational Exhibit
Sister City Zoning District Informational Comparison Exhibit
Noise Comparison Informational Exhibit
Written Protest
Applicant Neighborhood Outreach Presentation
Protest Map
Presentation

20-0009M

Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-45 (Site Plan Approval) and Appendix G (MTC - McKinney Town Center Zoning

District) of the Code of Ordinances

Attachments: [MTC Zoning District - Redline](#)
[MTC Zoning District - Clean](#)
[Section 146-45 - Redline](#)
[Section 146-45 - Clean](#)
[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 6th day of November, 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>.