



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

---

Tuesday, August 13, 2024

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

**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 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.*

*Public Comments regarding agenda items, including Public Hearings, may be submitted online to the Planning and Zoning Commission at <http://www.mckinneytexas.org/CitizenComments>.*

*Please note online comments are delivered to the Commission members and staff but are not included in the meeting record.*

#### **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.*

- 24-1847**      [Minutes of the Planning and Zoning Commission Work Session of June 11, 2024](#)  
**Attachments:**    [Minutes](#)
- 24-1846**      [Minutes of the Planning and Zoning Commission Regular Meeting of July 23, 2024](#)  
**Attachments:**    [Minutes](#)
- 23-0001CP**    [Consider/Discuss/Act on a Concept Plan for Modera McKinney Ridge Phase 2, Located on the East Side of Future Hardin Boulevard and Approximately 630 Feet North of Bloomdale Road](#)  
**Attachments:**    [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Ex. PD Ord. No. 1703](#)  
                          [Proposed Concept Plan](#)

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

- 21-0024SP2**    [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Development \(Avanta Painted Tree\), Located at the Southeast Corner of Wilmeth Road and North Lake Forest Drive](#)  
**Attachments:**    [Standard Conditions Checklist](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Site Plan](#)  
                          [Landscape Plan](#)  
                          [Fence Elevation](#)  
                          [Presentation](#)
- 24-0053Z2**    [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District,](#)

[Located at the Southeast Corner of Custer Road and Silverado Trail](#)

**Attachments:** [DRAFT PZ Minutes 07.23.2024](#)  
[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. 2013-08-075](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[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 9th day of August, 2024 at or before 5:00 p.m.*

---

*Empress Drane, City Secretary*