



Planning & Zoning Commission

Agenda

Tuesday, February 14, 2023

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://mckinney.legistar.com>

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.

MINUTES

23-0071 [Minutes of the Planning and Zoning Commission Regular Meeting of January 24, 2023](#)

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.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

22-0192PF2 [Consider/Discuss/Act on a Preliminary-Final Plat for City Park Place Addition, Located on the Northeast Corner of Stacy Road and McKinney Ranch Parkway](#)

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

23-0013FP [Consider/Discuss/Act on a Final Plat for Lots 1-7, Block A of the McKinney 380 North Retail Addition, Located on the North Side of University Drive \(U.S. Highway 380\) and Approximately 800 Feet West of Hardin Boulevard](#)

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

23-0015FP [Consider/Discuss/Act on a Final Plat for the Willow Wood Phase 8 Addition, Located on the South Side of County Road 278 and approximately 2,400 feet East of McDonald Road \(Highway 5\)](#)

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

23-0019CVP [Consider/Discuss/Act on a Conveyance Plat for Rose City Addition, Located on the North Side of U.S. 380 and approximately 900 Feet East of Lake Forest Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance Plat](#)
[Conditions of Approval Summary](#)

23-0021PP [Consider/Discuss/Act on a Preliminary Plat for Parcel 813A - Phase II, Located South of Eldorado Parkway and Approximately 1,105 Feet West of Custer Road](#)

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

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

22-0019SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Self-Storage Facility \(Best Box\), Located Approximately 275 Feet East of Custer Road and on the South Side of Silverado Trail](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2013-08-075](#)
[Proposed Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

22-0022SUP3 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Telecommunications Tower Uses, Located on the South Side of Collin McKinney Parkway and Approximately 1,250 Feet East of Piper Glen Road](#)

Attachments: [Letter of Intent](#)
[Location Map and Aerial Exhibit](#)
[Proposed Specific Use Permit Exhibit](#)
[RF Coverage Propagation](#)
[Informational Only - Site Candidate Summary](#)
[Presentation](#)

22-0145Z [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, Located on the Northeast Corner of Carlisle Street and Virginia Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2022-02-024](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[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 10th day of February, 2023 at or before 5:00 p.m.

Empress Drane, City Secretary