



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, December 12, 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.

23-1016 [Minutes of the Planning and Zoning Commission Regular Meeting of October 24, 2023](#)

Attachments: [Minutes](#)

23-1017 [Minutes of the Planning and Zoning Commission Regular Meeting of November 14, 2023](#)

Attachments: [Minutes](#)

23-1018 [Minutes of the Planning and Zoning Commission Work Session of November 14, 2023](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

20-0010SP3 [Conduct a Public Hearing to Consider/Discuss/Act on an Appeal of Staff's Decision for Alternate Compliance on a Site Plan \(McDonald Business Park\), Located at 3255 North McDonald Street](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Approved Site Plan](#)
[Proposed Landscape Plan](#)
[Appeal Request Letter](#)
[Applicant Tree Removal Plan - Informational Only](#)

22-0069SP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Retail Store \(Sprouts\), Located at 2201 Virginia Parkway](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Sight Line Study](#)
[Presentation](#)

22-0118SP2 [Conduct a Public Hearing to Consider/Discuss/Act on Variances to a Site Plan for Auto Repair Garage \(Tovi Motors\), Located at 1004 South McDonald Street](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Facade Plan](#)
[Presentation](#)

23-0081Z [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 Single-Family Attached Uses \(Westridge Townhomes\), Located Generally on the North Side of Virginia Parkway and Approximately 420 Feet West of North Independence 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 Ordinance 2001-02-024](#)
[Ex. PD Ordinance 1621](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Concept Plan - Informational Only](#)
[Building Elevations - Informational Only](#)
[Presentation](#)
[Applicant Presentation](#)

23-0103Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone a Portion of the Subject Property to “AG” - Agricultural District, and Zone a Portion of the Subject Property to “R5” - Residential District, Located on the Southeast Corner of FM 543 and County Road 202 and Located on the North Side of FM 543 and Approximately 160 Feet East of Lantana Drive](#)

- Attachments:** [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Trinity Falls District](#)
[Honey Creek Entertainment District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Metes and Bounds](#)
[Presentation](#)

23-0108Z [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request to Rezone the Subject Property from “AG” - Agricultural District to “C3” - Regional Commercial District, Located on the Southeast Corner of State Highway 5 \(McDonald Street\) and Harry McKillop Boulevard](#)

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

23-0008M

[Conduct a Public Hearing to Consider/Discuss/Act Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Minor Updates to the Master Thoroughfare Plan](#)

- Attachments:** [Presentation](#)
[Existing Comprehensive Plan](#)
[Existing Master Thoroughfare Plan](#)
[Master Thoroughfare Plan - Redline](#)
[Proposed Master Thoroughfare Plan](#)

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 8th day of December, 2023 at or before 5:00 p.m.

Empress Drane, City Secretary

