



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, August 27, 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.

24-1907 [Minutes of the Planning and Zoning Commission Regular Meeting of August 13, 2024](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

22-0039SP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Development \(Hidden Villas\), Located on the Southeast Corner of Bush Drive and El Lago Drive](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1997-04-17](#)
[Proposed Site Plan](#)
[Proposed Landscape Plans](#)
[Presentation](#)

23-0106Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone a Portion of the Subject Property to "PD" - Planned Development District, Generally for Residential and Commercial Uses; and Rezone a Portion of the Subject Property from "PD" - Planned Development District, "C" - Planned Center District, "O" - Office District, and "SF-5" - Single Family Residential District to "PD" - Planned Development District, Generally for Residential and Commercial Uses; the Subject Property being 1,649 Acres Generally Located East of FM 1461 \(Future Lake Forest Drive\) and County Road 166 and South of County Road 168 and FM 543](#)

- Attachments:** [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek Entertainment District](#)
[Scenic District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1703](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Proposed Planning Area Map](#)
[Proposed District Map](#)
[Proposed Project Tracking Plan Exhibit](#)
[Proposed Cluster Residential Exhibit](#)
[Presentation](#)

24-0054Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “R6” - Residential District, Located at 5082 County Road 1205](#)

- Attachments:** [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Northridge District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)
[Applicant 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 23rd day of August, 2024 at or before 6:00 p.m.

Empress Drane, City Secretary