



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, January 10, 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.

INFORMATION SHARING

22-1199

[Director's Report](#)

Attachments: [Director's Report 2022](#)

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.

22-1200 [Minutes of the Planning and Zoning Commission Regular Meeting of December 13, 2022](#)

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.

22-0239PP2 [Consider/Discuss/Act on a Preliminary Plat for Province Woods, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), On the East Side of Trinity Falls Parkway and approximately 1,834 feet South of Olympic Crossing](#)

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

22-0251PP [Consider/Discuss/Act on a Preliminary Plat for the Lot 1, Block 1, of 161 West Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), On the West Side of County Road 161 \(Ridge Road\) and approximately 1,500 feet North of County Road 124 \(Wilmeth Road\)](#)

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

22-0252FP [Consider/Discuss/Act on a Final Plat for Honey Creek Phase 2 Addition, Located on the South Side of Olympic Crossing and Approximately 750 Feet East of Hardin Boulevard](#)

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

22-0254FP [Consider/Discuss/Act on a Final Plat for Mill Stream Addition, Lot 1, Block A, Located on the Northeast Corner of Community Avenue and Wilmeth Road](#)

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

22-0257CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1R1, 2R2, and 2R3, Block A, of the Parcel 813B Addition, Located on the Southwest Corner of Eldorado Parkway and Stonebridge Drive](#)

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

22-0259FP [Consider/Discuss/Act on a Final Plat for Lot 1 and 2, Block A of the McKinney Bluff Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), On the East Side of FM](#)

1827 and Approximately 550 Feet North of Surrey Estates Road

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

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

22-0061Z [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 "PD" - Planned Development District, Located approximately 335 Feet South of Silverado Trail and on the East Side of Alma Road \(REQUEST TO BE TABLED\)](#)

Attachments: [Location Map and Aerial Exhibit](#)

21-0041SP [Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions for a Site Plan for a Brewpub \(Union Bear\), Located at 308 W Virginia Street](#)

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

22-0085SP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McDonald Street Multifamily, Located at 3352 North McDonald Street](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1995-04-21](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[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 6th day of January, 2023 at or before 5:00 p.m.

Empress Drane, City Secretary