



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, January 23, 2024

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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### **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.*

**24-1170**      [Minutes of the Planning and Zoning Commission Work Session of January 9, 2024](#)

**Attachments:**   [Minutes](#)

**24-1171**      [Minutes of the Planning and Zoning Commission Regular Meeting of January 9, 2024](#)

**Attachments:**   [Minutes](#)

## END OF CONSENT AGENDA

## REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**23-0069Z3**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “C” - Planned Center District to “PD” - Planned Development District to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of Wilmeth Road and Community Avenue](#)

**Attachments:**   [PZ Minutes 11.14.2023](#)  
[PZ Minutes 10.24.2023](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin Crossing District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 1574](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

**23-0104Z2**      [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 Southwest Corner of Bloomdale Road and  
North Lake Forest Drive](#)

**Attachments:** [DRAFT PZ Minutes 01.09.24](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Northridge District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land use Comparison Table](#)  
[Ex. PD Ord. 2004-02-014](#)  
[Metes and Bounds](#)  
[Proposed Zoning Exhibit](#)  
[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 19th day of January, 2024 at or before 5:00 p.m.*

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*Empress Drane, City Secretary*