



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, July 11, 2023

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://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 ITEMS**

**23-0539**

[Director's Report](#)

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

## 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.*

**23-0540**      [Minutes of the Planning and Zoning Commission Regular Meeting of June 27, 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.*

**23-0126FP**      [Consider/Discuss/Act on a Final Plat for Trinity Falls Planning Unit 6 Phase 1 Addition, Located West of Trinity Falls Parkway and Approximately 2,760 Feet South of County Road 281.](#)

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

**23-0127FP**      [Consider/Discuss/Act on a Final Plat for Lot 1, Block A, of the Amanov Addition, Located Approximately 2900 feet East of FM 1827 and on the South Side of U.S. Highway 380.](#)

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

**23-0132PP** [Consider/Discuss/Act on a Preliminary Plat for Highland Lakes Phase 5, Located Approximately 960 Feet West of County Road 163 \(Future Ridge Road\) and on the North Side of Bloomdale Road](#)

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

**23-0133R** [Consider/Discuss/Act on a Replat for Fossil Creek at Westridge Phase 1, Lots 1-5R and Common Area B3, Block B, Located on the Northeast Corner of Virginia Parkway and Forkhorn Drive](#)

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

**23-0135FP** [Consider/Discuss/Act on a Final Plat for Aster Park, Phase 1B2 Addition, Located Approximately 3700 feet North of FM 1461 and Approximately One Mile East of FM 2478](#)

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

**END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212****REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**23-0037Z2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District to “R5” - Residential District, Generally to allow Single Family Residential Uses, Located at 504 South Tennessee Street](#)

**Attachments:**    [06.27.23 PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Town Center District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Presentation](#)

**23-0039Z**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RED-1” - Residential Estate District to “TR1.8” - Townhome Residential District and “R6” - Residential District, Located at 105 South West Park Drive](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[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 7th day of July, 2023 at or before 5:00 p.m.*

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*Empress Drane, City Secretary*