



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, May 23, 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 ITEMS

23-0412 [Director's Report](#)

Attachments: [Director's Report \(Jan-Mar 2023\)](#)

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.

23-0413 [Minutes of the Planning and Zoning Commission Regular Meeting of May 9, 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.

23-0091FP [Consider/Discuss/Act on a Final Plat for Painted Tree Woodlands West Phase 1B Addition, Located on the East side of Lake Forest Drive and approximately 1,254 feet South of Bloomdale Road](#)

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

23-0093CVP [Consider/Discuss/Act on a Conveyance Plat for Lot 6R, Lot 8, and Lot 9, Block A, of the Hardin Crossing Addition, Located on the South Side of West Virginia Parkway and Approximately 1,110 feet West of South Hardin Boulevard](#)

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

23-0094PP [Consider/Discuss/Act on a Preliminary Plat for Hardin Lake Estates, Located approximately 180 Feet North of Albany Drive and on the East Side of Sorrell Road](#)

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

23-0100R [Consider/Discuss/Act on a Replat for Lot F1R, Lot F2 & F3, Block F for Wilmeth Ridge South, of the Southwest Corner of Wilmeth Rd and Ridge Rd](#)

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

**END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT
CODE CHAPTER 212**

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

21-0116SP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Jefferson Bois D'Arc Multi-Family, Located Approximately 540 Feet South of U.S. Highway 380 \(University Drive\) and on the West Side of Bois D'Arc Road](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Ex. PD Ord. No. 2021-09-096](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)
[Applicant Presentation](#)

23-0043SP [Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions for a Site Plan for Retail Development \(Goody Goody\), Located Approximately 670 Feet South of Highlands Drive and on the East Side of South Lake Forest Drive](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2014-01-001](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

23-0001SUP3 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Utility Substation \(Oncor Bloomdale Switch Station\), Located Approximately 1,300 Feet East of U.S. 75 and North of Shawnee Drive](#)

Attachments: [PZ Minutes 04.25.2023](#)
[PZ Minutes 04.11.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Ex. PD Ord. No. 1640](#)
[Metes and Bounds Description](#)
[Proposed Specific Use Permit Exhibit](#)
[Presentation](#)

23-0031Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RG 18” - General Residence District, “RS 60” - Single Family Residence District, and “TMN” - Traditional McKinney Neighborhood Overlay District to “PD” - Planned Development District and “TMN” - Traditional McKinney Neighborhood Overlay District, Generally to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the South Side of Fitzhugh Street and on the East and West Sides of South Murray Street](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Mill District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[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 18th day of May, 2023 at or before 5:00 p.m.

Empress Drane, City Secretary