



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, October 10, 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.*

### **ELECTION OF THE CHAIR AND VICE-CHAIR**

**23-0832**

[Election of the Chair and Vice-Chair](#)

**INFORMATION SHARING ITEM****23-0834**      [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.*

**23-0833**      [Minutes of the Planning and Zoning Commission Regular Meeting of September 26, 2023](#)**Attachments:**   [Minutes](#)**23-0083SP**      [Consider/Discuss/Act on a Site Plan for Retail Sales \(Pelican Spirits Beer and Wine Store\), Located at 1880 Bray Central Drive](#)**Attachments:**   [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 1563](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)**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.*

**23-0184FP**      [Consider/Discuss/Act on a Final Plat for Lot 1, Block A, of the Wysong Retail Addition, Located at 2201 Virginia Parkway](#)

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

**23-0186FP** [Consider/Discuss/Act on a Final Plat for Painted Tree Woodland West Phase 2 Addition, Located on the East Side of Lake Forest Drive and Approximately 650 Feet North of Wilmeth Road](#)

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

**23-0187CVP** [Consider/Discuss/Act on a Conveyance Plat for Lot 4R and 5, Block A, of the Silverado Rowlett Creek Addition, Located Approximately 2,200 Feet East of Custer Road and on the North Side of Silverado Trail](#)

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

**23-0192CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 2R and 3, Block A, of the Trinity Falls North Addition, Located on the Southeast Corner of County Road 281 and County Road 206](#)

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

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

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

- 21-0011SP**     [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Automobile, Motorcycle Boat \(Sales, Repair, or Storage\) \(McKinney Dodge Chrysler\), Located at 400 South Central Expressway](#)
- Attachments:**     [Standard Conditions Checklist](#)  
                              [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Proposed Site Plan](#)  
                              [Presentation](#)
- 22-0118SP**     [Conduct a Public Hearing to Consider/Discuss/Act on Variances to a Site Plan for Auto Repair Garage \(Tovi Motors\), Located at 1004 South McDonald Street](#)
- Attachments:**     [Standard Conditions Checklist](#)  
                              [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Proposed Site Plan](#)  
                              [Proposed Landscape Plan](#)  
                              [Proposed Facade Plan](#)  
                              [Presentation](#)
- 23-0054SP**     [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for Retail Sales and Restaurant, Drive-In or Drive-Through \(Panera\), Located at 2051 Eldorado Parkway](#)
- Attachments:**     [Standards Conditions Checklist](#)  
                              [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Ex. PD Ord. No.1457](#)  
                              [Ex. PD Ord. No.1589](#)  
                              [Proposed Site Plan](#)  
                              [Proposed Landscape Plan](#)  
                              [Presentation](#)
- 23-0054Z4**     [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned](#)

[Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Multi-Family Residential Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway](#)

**Attachments:** [Draft PZ Minutes - 09.26.2023](#)  
[Staff Report - 9.26.2023](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[EX PD Ord. No. 2008-05-046](#)  
[Proposed Zoning Exhibit](#)  
[Metes and Bounds](#)  
[Proposed Development Regulations](#)  
[Multifamily within a Mile Radius - Informational Only](#)  
[Collin McKinney Parkway Infrastructure Map - Informational Only](#)  
[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 October, 2023 at or before 7:00 p.m.*

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*Empress Drane, City Secretary*

