



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, November 14, 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.*

### **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.*

**23-0002CP**     [Consider/Discuss/Act on a Concept Plan for Bloomdale 140 Townhomes, Located on the East Side of Future Hardin Boulevard and Approximately 300 Feet North of Bloomdale Road](#)

**Attachments:**     [Location Map and Aerial Exhibit](#)  
                               [Letter of Intent](#)  
                               [Ex. PD Ord. No. 1703](#)  
                               [Proposed Concept Plan](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**23-0069Z2**     [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 \(REQUEST TO BE TABLED\)](#)

**Attachments:**     [Draft PZ Minutes 10.24.2023](#)  
                               [Location Map and Aerial Exhibit](#)

**23-0091SP2**     [Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for Commercial Entertainment, Outdoor \(McKinney Flour Mill\), Located at 601 East Louisiana Street](#)

**Attachments:**     [Draft PZ Minutes 10.24.2023](#)  
                               [Standard Conditions Checklist](#)  
                               [Location Map and Aerial Exhibit](#)  
                               [Letter of Intent](#)  
                               [Proposed Site 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 10th day of November, 2023 at or before 5:00 p.m.*

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*Empress Drane, City Secretary*