



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, June 13, 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.

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.

23-0473 [Minutes of the Planning and Zoning Commission Regular Meeting of May 23, 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.

23-0100R2 [Consider/Discuss/Act on a Replat for Lot F1R, Lot CA 2, & Lot CA 3, Block F for Wilmeth Ridge South. Located on the Southwest Corner of Wilmeth Road and Ridge Road](#)

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

23-0108FP [Consider/Discuss/Act on a Final Plat for Lot 1R, Lot 2, Lot 3 & Lot 4, Block A, of the Parcel 813A - Phase II Addition, Located on the South Side of Eldorado Parkway and approximately 1,100 feet East of Custer Road](#)

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

23-0109FP [Consider/Discuss/Act on a Final Plat for Lots 1 - 4, Block A of the Mayer Addition, Located on the East Side of Custer Road and approximately 1,200 feet South of South Stonebridge Drive](#)

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

23-0110FP [Consider/Discuss/Act on a Final Plat for Shaded Tree Phase 2, Located Approximately 1500 feet South of Weston Road \(FM 543\) and on the East Side of County Road 202](#)

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

23-0111FP [Consider/Discuss/Act on a Final Plat for Lots 1 and 2, Block A, of the Tomes 3 Addition, Located at 4650 State Highway 121](#)

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

23-0005SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Self-Storage \(Extra Space Storage\), Located Approximately 610 Feet East of Custer Road and on the South Side of Bloomdale Road \(REQUEST TO BE TABLED\)](#)

Attachments: [Location Map and Aerial Exhibit](#)

23-0043SP2 [Conduct a Public Hearing to Consider/Discuss/Act on Design](#)

[Exceptions for a Site Plan for a Retail Development, Located Approximately 670 Feet South of Highlands Drive and on the East Side of South Lake Forest Drive](#)

Attachments: [PZ Minutes 05.23.2023](#)
[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](#)

23-0002SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow a Stealth Telecommunication Structure \(Craig Ranch NW Cell Tower\), Located at 8770 Stacy Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2013-08-075](#)
[Proposed Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[RF Coverage Propagation Maps](#)
[Presentation](#)

23-0007SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Outdoor Commercial Entertainment \(McKinney Flour Mill\), Located at 601 East Louisiana Street](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

22-0061Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned](#)

Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Located approximately 335 Feet South of Silverado Trail and on the East Side of Alma Road

Attachments: 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. 2008-06-063
Proposed Zoning Exhibit
Metes and Bounds
Proposed Development Regulations
Presentation

23-0040Z

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG 18" - General 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 Northwest Corner of Drexel Street and Throckmorton Street and on the Southwest Corner of Drexel Street and Throckmorton Place

- 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 9th day of June, 2023 at or before 5:00 p.m.

Empress Drane, City Secretary