



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, August 22, 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.*

**23-0688**      [Minutes of the Planning and Zoning Commission Regular Meeting of August 8, 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.*

**23-0155CVP**      [Consider/Discuss/Act on a Conveyance Plat for Alma Stacy Addition, Lots 1 - 8, Block A, Located on the Southeast Corner of Alma Road and Stacy Road.](#)

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

**23-0157FP**      [Consider/Discuss/Act on a Final Plat for Lots 1R1, 1R2, 1R3, and 1R4, Block A of the Parcel 601-603 Addition, Located on the South Side of U.S. Highway 380 \(University Drive\) and Approximately 440 Feet East of North Custer Road.](#)

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

**23-0158FP**      [Consider/Discuss/Act on a Final Plat for the Trinity Falls Parkway, West Phase 2 Addition, Located on the Northwest Corner of Claude White Creek and Trinity Falls Parkway](#)

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

**23-0159FP** [Consider/Discuss/Act on a Final Plat for Trinity Falls Parkway and Parkland Crescent, Located West of Trinity Falls Parkway and Approximately 2,600 Feet South of County Road 282](#)

**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**

**23-0057SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan to Allow for Golf Course Expansion \(The Westridge Golf Course\), Located at 9055 North Cotton Ridge Road](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 2001-02-024](#)  
[Ex. PD Ord. No. 1621](#)  
[Proposed Site Plan](#)  
[Presentation](#)

**23-0039Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RED-1" - Residential Estate District to "R6" - Residential District and "R43" - Residential Estate 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](#)

**23-0001M**

[Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled “Unified Development Code,” of the Code of Ordinances, City of McKinney, Texas to correct typographical errors and make nonsubstantive editorial changes to Article 1 \(General Provisions\) and particularly to Sections 101 \(Title\), 102 \(Purpose\), 106B \(Specific Use Permits\), 108 \(Maintenance, Enforcement, and Penalties\), 110 \(Administrative Authority\), Article 2 \(Zoning Regulations\) and particularly to Sections 201 \(Administration\), 203A \(Standard Procedures\), 203B \(Annexation\), 203C \(Zoning Procedures\), 203D \(Protest Procedures\), 203E \(Plan and Permit Procedures\), 203F \(Appeal Procedures\), 203G \(Flexibility and Relief Procedures\), 204 \(Zoning Districts\), 205 \(Use Regulations\), 206A \(Landscaping\) 206C \(Screening\), 206D \(Commercial Garbage/Recycling Containers and Enclosures\), 206E \(Vehicle Parking and Loading\), 206F \(Architectural Standards\), 206G \(Multi-Family Residential Site Design\), 206H \(Communication Antennas, Support Structures, and Satellite Dishes\), Appendix 2A \(Approved Plant List\), and Article 8 \(Terms and Definitions\) particularly to Section 802 \(Definitions\), Make Substantive Changes to Sections: 108B \(Maintenance\), 110B1 \(Board of Adjustment\), 201C4 \(Continuing Legal Nonconformity\), 203A4 \(Public Notice\), 203D \(Protest Procedures\), 203E2 \(Landscape Plan\), 203E6 \(Certificate of Appropriateness\), 203F1 \(Administrative Appeal\), 203G3 \(Variance\), 204B3 \(Zoning District Correspondence\), 204I \(TR1.8 - Townhome Residential\), 204W \(AP - Airport\), 204BB \(TMN - Traditional](#)

[McKinney Neighborhood](#), [204EE1 \(Building Height\)](#), [205B5 \(Table of Uses\)](#), [205F \(Non-Residential Uses\) for Airports, Car Washes, and Day Care Centers](#), [205G2 \(Accessory Uses Definitions and Standards\)](#), [205I3 \(Food Trucks, Operation Sites, and Food Truck Courts\)](#), [206A4 \(Planting Requirements\)](#), [206A5 \(Site-Specific Landscape Standards\)](#), [206C3 \(Screening Requirements\)](#), [206E3 \(Parking Calculations\)](#), [206E4 \(Parking Modifications and Reductions\)](#), [206E5 \(On-site Parking Design and Pavement\)](#), [Appendix 2A \(Approved Plant List\)](#), [Appendix 2B \(McKinney Town Center MTC\)](#), and [802 Definitions, Establishing Sections 201E \(Existing Sites Impacted by the Acquisition of Right-of-Way\) and 206I \(Food Trucks, Food Truck Operation Sites, and Food Truck Courts\) in Article 2 \(Zoning Regulations\) of Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, in addition to Establishing a New Article 4 named "Tree Preservation" and Renumbering Current Articles 4, 5, 6, 7 and 8, respectively, as New Articles 5, 6, 7, 8 and 9 to Chapter 150 \(Unified Development Code\) to Include the New Article 4, and Deleting Sections 203E.3, "Tree Preservation Plan," 203E.4, "Tree Permit," and 206B, "Tree Preservation," from Article 2 \(Zoning Regulations\) and Renumbering and Relocating Such Sections 203E.3, 203E.4, and 206B, into the New Article 4 Named "Tree Preservation" to Chapter 150 \(Unified Development Code\)](#)

**Attachments:** [Presentation](#)  
[Proposed Unified Development Code](#)  
[Proposed Unified Development Code](#)  
[Amendments redlines](#)

**23-0004M**

[Conduct a Public Hearing to Consider/Discuss/Act on Amendments to New Article 4, entitled "Tree Preservation," to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances](#)

- Attachments:** [Presentation](#)  
[Proposed Article 4 Tree Preservation - redlines](#)  
[Proposed Appendix A - Schedule of Fees - redline](#)  
[Proposed Article 4 Tree Preservation - clean](#)  
[Proposed Appendix A - Schedule of Fees - clean](#)

**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 August, 2023 at or before 5:00 p.m.*

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*Empress Drane, City Secretary*