



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, September 27, 2022

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.

22-0894 [Minutes of the Planning and Zoning Commission Regular Meeting of September 13, 2022](#)

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.

22-0142PF2 [Consider/Discuss/Act on a Preliminary-Final Plat for Chase at Wilson Creek, Located on the Northwest Corner of U.S. Highway 380 \(University Drive\) and Future Ridge Road](#)

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

22-0151PF2 [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Independence Village Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), On the Northwest Corner of Virginia Parkway and Independence Parkway](#)

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

22-0175CVP [Consider/Discuss/Act on a Conveyance Plat for McKinney Horizons Hardin Boulevard, Located along Future Hardin Boulevard Between Bloomdale Road and County Road 201,](#)

[Approximately 2,510 Feet West of Community Avenue](#)

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

22-0180CVP [Consider/Discuss/Act on a Conveyance Plat for Hidden Lakes Addition, Located on the South Side of US Highway 380 and approximately 1,000 Feet West of Custer Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of intent](#)
[Proposed Conveyance Plat](#)
[Explanation of Disapproval Summary](#)

22-0183CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1-7, Block A, of the Prestwick Park 380 Addition, Located on the Southwest Corner of Prestwick Hollow Drive and West University Drive.](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance Plat](#)
[Explanation for Dissapproval Summary](#)

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

22-0034SP [Conduct a Public Hearing to Consider/Discuss/Act on Variances to a Site Plan for SnapClean Car Wash, Located at 1514 South Tennessee Street](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

22-0095Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “C2” - Local Commercial District, Located on the Southwest Corner of Eldorado Parkway and Stonebridge Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2005-10-110](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

22-0100Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property From “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District, Located Approximately 575 Feet North of Craig Drive and on the West Side of U.S. Highway 75 \(Central Expressway\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2002-06-058](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

- 22-0107Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District to “C1” - Neighborhood Commercial District, Located approximately 900 Feet West of Hardin Boulevard and on the North Side of Virginia Parkway](#)
- 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](#)
- 22-0007SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for a Day-Care \(Children of America\), Located at 4021 South Custer Road](#)
- Attachments:** [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Specific Use Permit Exhibit](#)
[Presentation](#)
- 22-0013SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through \(Seven Brew Coffee\), Located on the Northwest Corner of U.S. Highway 380 \(University Drive\) and Sharon Lane](#)
- Attachments:** [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)
- 22-0015SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Specific Use Permit Request to Allow for a Hospital \(Luxury Recovery\), Located at 8951 Collin McKinney Parkway](#)

- Attachments:** [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2014-08-057](#)
[Proposed Specific Use Permit Exhibit](#)
[Presentation](#)

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

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 23rd day of September, 2022 at or before 5:00 p.m.

Empress Drane, City Secretary
Joshua Stevenson, Deputy City Secretary