



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, April 11, 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.

23-0278 [Minutes of the Planning and Zoning Commission Regular Meeting of March 28, 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.

23-0053FP [Consider/Discuss/Act on a Final Plat for Millstone Phase 1B Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), West of County Road 409 and Approximately 1,700 feet South of County Road 412](#)

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

23-0055FP [Consider/Discuss/Act on a Final Plat for Millstone Phase 2A Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), South of County Road 412 and Approximately 1,200ft West of County Road 409](#)

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

23-0056FP [Consider/Discuss/Act on a Final Plat for Millstone Phase 2B Addition, Located in the City of McKinney Extraterritorial Jurisdiction \(ETJ\), South of County Road 412 and](#)

Approximately 620ft West of County Road 409

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Final Plat
Conditions of Approval Summary

23-0063FP Consider/Discuss/Act on a Final Plat for Lot 3, Block A, of the Wilmeth Central Addition, Located on the North Side of Taylor Burk Dr. and Approximately 538 feet West of U.S. Highway 75 (North Central Expressway)

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Final Plat
Conditions of Approval Summary

23-0074FP Consider/Discuss/Act on a Final Plat for Lot 5R, Block A, of the McClure Elementary School Addition, Located on the South Side of U.S. Highway 380 and Approximately 257 feet West of North Ridge Road

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

23-0001SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Utility Substation (Oncor Bloomdale Switch Station), Located Approximately 1,300 Feet East of U.S. 75 and North of Shawnee Drive (REQUEST TO BE TABLED)

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

22-0109Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District, “REC” - Regional Employment Overlay District, and “CC” - Corridor Commercial Overlay District to “PD” - Planned Development District and “HC” - Highway Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Multi-Family and Commercial Uses, Located Approximately 210 Feet West of U.S. Highway 75 \(Central Expressway\) and on the South Side of McKinney Ranch Parkway \(REQUEST TO BE TABLED\)](#)

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

22-0090SP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Encore Wire Plant 8, Located at 1300 Millwood Road](#)

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

21-0044SP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Industrial Development \(Becknell Industrial Facility\), Located at 600 McIntyre Road](#)

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

23-0004Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to “C2” - Local](#)

[Commercial District, Located at 2111 County Road 856](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Northridge District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Metes and Bounds Description](#)
[Proposed Zoning 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 7th day of April, 2023 at or before 5:00 p.m.

Empress Drane, City Secretary