



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, November 12, 2024

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://mckinneytx.new.swagit.com/views/130>

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.

24-2158 [Minutes of the Planning and Zoning Commission Regular Meeting of October 22, 2024](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

24-0079SP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Warehouse Facility \(Encore Wire\), Located on 900 South Airport Drive \(REQUEST TO BE TABLED\)](#)

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

24-0012SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Major Vehicle Repair and Automobile Storage \(Hendrick Automotive\), Located on the South Side of Wilmeth Road and Approximately 865 feet West of the Intersection of US Highway 75 and Wilmeth Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[EX. Ord - 1574 - N of Taylor Burk - W of US HWY 75 - Both sides of Wilmeth - Case # 85-084Z](#)
[Proposed Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

24-0017SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant \(McDonalds\), Located at 3300 Virginia Parkway.](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2008-04-037](#)
[Proposed Specific Use Permit Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

24-0096Z

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from “AG” - Agriculture District to “I1” - Light Industrial District, Located on the South Side of Bloomdale Road and Located on the East and West Side of Cypress Hill Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

24-0100Z

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District, “ML” - Light Manufacturing District, and “AG” - Agriculture District to “AP” - Airport District, Located at 1915 FM 546 and Including Approximately 75 Acres of Land Located North and West of the Intersection of FM 546 and CR 317](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business & Aviation District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1576](#)
[Ex. PD Ord. No. 1680](#)
[Ex. PD Ord. No. 1898](#)
[Metes and Bounds](#)
[Proposed Zoning Exhibit](#)
[Presentation](#)

24-0004M2 [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: \(1\) correct typographical errors and make nonsubstantive editorial changes to: \(a\) Article 1 \(General Provisions\) and particularly to Sections 108B \(Maintenance\), \(b\) Article 2 \(Zoning Regulations\) and particularly to Sections 203A \(Standard Procedures\), 203E \(Plan and Permit Procedures\), 204 \(Zoning Districts\), 205 \(Use Regulations\), 206C \(Screening\), 206D \(Commercial Garbage/Recycling Containers and Enclosures\), 206E \(Vehicle Parking and Loading\), 206F \(Architectural Standards\), \(c\) Appendix 2A \(Approved Plant List\), and \(d\) Article 9 \(Terms and Definitions\) particularly to Section 902 \(Definitions\); \(2\) Make Certain Substantive Changes to: \(a\) Article 2 \(Zoning Regulations\) and particularly to Sections 205B.5 \(Table of Uses\), 205G.2 \(Accessory Uses Definitions and Standards\), 206A \(Landscaping\), 206C.3 \(Screening Requirements\), 206E.3 \(Parking Calculations\), 206E.7 \(Driveway and Parking Surfacing Material\); \(b\) Article 9 \(Terms and Definitions\) particularly to Section 902 \(Definitions\)](#)

- Attachments:** [UDC current](#)
[Article 1. General Provisions redlines](#)
[Article 2. Zoning Regulations redlines](#)
[Article 9. Definitions redlines](#)
[UDC - Proposed](#)
[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 8th day of November, 2024 at or before 6:00 p.m.

Empress Drane, City Secretary