



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 21-0116SP **Name:** Jefferson Bois D'Arc Multi-Family Site Plan  
**Type:** Agenda Item **Status:** Regular Agenda Item  
**In control:** Planning & Zoning Commission  
**On agenda:** 5/9/2023 **Final action:**  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Jefferson Bois D'Arc Multi-Family, Located Approximately 540 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Bois D'Arc Road (REQUEST TO BE TABLED)  
**Indexes:**  
**Attachments:** 1. Location Map and Aerial Exhibit

Date	Ver.	Action By	Action	Result
5/9/2023	1	Planning & Zoning Commission	Tabled to Another Meeting	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Jefferson Bois D'Arc Multi-Family, Located Approximately 540 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Bois D'Arc Road (REQUEST TO BE TABLED)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

**MEETING DATE:** May 9, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jake Bennett, Planner I  
Caitlyn Strickland, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** December 13, 2021 (Original Application)  
March 15, 2022 (Revised Submittal)  
May 12, 2022 (Revised Submittal)  
July 26, 2022 (Revised Submittal)  
September 6, 2022 (Revised Submittal)  
September 15, 2022 (Revised Submittal)  
November 16, 2022 (Revised Submittal)  
February 21, 2023 (Revised Submittal)  
March 20, 2023 (Revised Submittal)  
April 19, 2023 (Revised Submittal)

**STAFF RECOMMENDATION:** Staff recommends that this item be tabled and the public hearing continued to the May 23, 2023 Planning and Zoning Commission meeting.

**ITEM SUMMARY:** The applicant is proposing to construct a 383-unit multiple-family residential development. The development is proposed to be constructed as a traditional multi-family residential product. The tallest proposed building on-site will be approximately 39' in height.

Typically, site plans can be approved at the staff level; however, the applicant has requested a variance, which requires consideration by the Planning and Zoning Commission for approval.

Specifically, the applicant requests a variance to not provide the 6' tall masonry screening wall along the west, south, and northeast sections of the site, which is required for multi-family residential developments.

This site plan is being reviewed under Chapter 146 (Zoning Regulations) of the McKinney Code of Ordinances, as it was submitted prior to the adoption of the Unified Development Code (UDC) on November 15, 2022.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council or Commission. As part of the Planning and Zoning Commission Public Hearing, Staff has received one comment through the online comment portal.