



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

---

Tuesday, October 25, 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.*

### **ELECTION OF THE CHAIR AND VICE-CHAIR**

**22-0990**

[Election of the Chair and Vice-Chair](#)

**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.*

**22-0991**      [Minutes of the Planning and Zoning Commission Regular Meeting of October 11, 2022](#)

**Attachments:**    [Minutes](#)

**22-0992**      [Minutes of the Planning and Zoning Commission Work Session of October 11, 2022](#)

**Attachments:**    [Minutes](#)

**22-0001GDP**    [Consider/Discuss/Act on a General Development Plan for McKinney Horizons, Located on the Northeast Corner of Bloomdale Road and Future Hardin Boulevard](#)

**Attachments:**    [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Ex. PD Ord. No. 1703](#)  
                          [Proposed General Development Plan](#)

**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.*

**22-0197PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for McKinney Ridge Phase 2 Addition, Located on the East Side of Future Hardin Boulevard and Approximately 720 Feet North of Bloomdale Road](#)

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

**22-0200PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Bloomdale 140 West Addition, Located on the East Side of Future Hardin Boulevard and on the North Side of Bloomdale Road](#)

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

**22-0201PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Modera McKinney Addition, Located on the North Side of Bloomdale Road and Approximately 630 Feet East of Future Hardin Boulevard](#)

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

**22-0203PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Painted Tree Multifamily, Located on the Northeast Corner of Lake Forest Drive and Wilmeth Road](#)

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

**22-0206PF** [Consider/Discuss/Act on a Preliminary-Final Plat for the](#)

[Canvas at Bloomdale Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), On the North Side of County Road 164 \(Bloomdale Road\) and approximately 2,500 feet West of Community Avenue](#)

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

**END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT  
CODE CHAPTER 212**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**22-0044SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Landscape Plan for Louisiana Retail, Located at 1719 West Louisiana Street](#)

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

**22-0017SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Commercial Amusement \(Indoor\) Use \(Horse's Axe\), Located at 212 East Louisiana Street](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Specific Use Permit Exhibit](#)  
[Presentation](#)

**22-0112Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District,](#)

[to Allow for Age Restricted Residential Uses and to Modify the Development Standards, Located Approximately 510 Feet North of Virginia Parkway and Approximately 260 Feet West of Joplin 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](#)  
[Proposed Development Regulations](#)  
[Informational Only - Concept Plan](#)  
[Presentation](#)

**22-0122Z**

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of Bloomdale Road and U.S. Highway 75 \(Central Expressway\)](#)

**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](#)

**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 20th day of October, 2022 at or before 5:00 p.m.*

---

*Empress Drane, City Secretary*