



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, November 8, 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.

22-1037 [Minutes of the Planning and Zoning Commission Regular Meeting of October 25, 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.

22-0215PF [Consider/Discuss/Act on a Preliminary-Final Plat for BWB 168, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), Located on the North Side of County Road 168 and Approximately 511 Feet West of County Road 167](#)

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

21-0096SP [Conduct a Public Hearing to Consider/Discuss/Act on Variances to a Site Plan \(Burnside AC & Heating\), Located at 545 Berry Avenue](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2021-04-032](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Facade Plan](#)
[Presentation](#)

22-0112Z2 [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: [Draft PZ Minutes 10.25.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Written Protest Form](#)
[Written Protest Map](#)
[Letters of Opposition](#)
[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](#)

22-0118Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District, “REC” - Regional Employment Center](#)

Overlay District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located at 7150 Craig Ranch Parkway

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Citizen Comments
Comprehensive Plan Maps
Collin McKinney Commercial District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Ex. PD Ord. No. 2001-02-017
Proposed Zoning Exhibit
Metes and Bounds
Presentation

22-0018SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility (Craig Ranch Storage), Located at 7150 Craig Ranch Parkway

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Proposed Specific Use Permit Exhibit
Metes and Bounds
Presentation

21-0107Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone a Portion of the Subject Property from "PD" - Planned Development District and to "C2" - Local Commercial District and Zone a Portion of the Subject Property to "C2" - Local Commercial District, Located on the Southeast Corner of Ridge Road and Wilmeth Road

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2013-12-113](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

22-0008M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Make Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Minor Updates to the Master Thoroughfare Plan and Corresponding Updates to the Future Land Use Plan and Land Use Diagrams](#)

Attachments: [Presentation](#)
[Existing 2040 Comprehensive Plan](#)
[Existing Master Thoroughfare Plan](#)
[Existing Preferred Scenario Diagram](#)
[Existing Land Use Diagram](#)
[Proposed Chapter 3 Land Use and Development Strategy](#)
[Proposed Chapter 4 Mobility Strategy](#)
[Proposed Chapter 8 Individual District Strategies](#)
[Proposed Master Thoroughfare Plan](#)
[Proposed Preferred Scenario](#)
[Proposed Land Use Diagram](#)
[Chapter 3 Land Use and Development Strategy - Redline](#)
[Chapter 4 Mobility Strategy - Redline](#)
[Chapter 8 Individual District Strategies - Redline](#)
[Land Use Diagram - Redline](#)
[Master Thoroughfare Plan - Redline](#)
[Preferred Scenario Diagram - Redline](#)

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 4th day of November, 2022 at or before 5:00 p.m.

Empress Drane, City Secretary