



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, December 13, 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.

22-1164 [Minutes of the Planning and Zoning Commission Regular Meeting of November 8, 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.

22-0229CVP [Consider/Discuss/Act on a Conveyance Plat for The Lot 1C, 2C, and 3C, Block A, of Wysong Hospital Addition, Located on the Southwest Corner of Virginia Parkway and North Central Expressway \(US Highway 75\).](#)

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

22-0234CVP [Consider/Discuss/Act on a Conveyance Plat for Water Tower Addition, Lots 11R-1 and 11R-2, Block A, Located on the Northwest Corner of S Custer Road and Falcon View Drive](#)

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

22-0235CVP [Consider/Discuss/Act on a Conveyance Plat for The Lot 1 and 2, Block A, of Mera at Craig Ranch Addition, Located on the Southwest Corner of Collin McKinney Parkway and Alma Road](#)

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

22-0239PP [Consider/Discuss/Act on a Preliminary Plat for Province Woods, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), On the East Side of Trinity Falls Parkway and approximately 1,834 feet South of Olympic Crossing](#)

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

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

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

22-0085SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McDonald Street Multifamily, Located at 3352 North McDonald Street \(REQUEST TO BE TABLED\)](#)

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

22-0039SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Hidden Villas Townhomes, Located on the Southeast Corner of Bush Drive and El Lago Drive](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1997-04-17](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

22-0077SP [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

Variance to a Site Plan, Located at the Southeast Corner of
Ridgeline Drive and South Ridge Road

Attachments: [Standards Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1895](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

22-0117Z

Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Rezone the Subject Property from "PD" - Planned
Development District and "CC" - Corridor Commercial
Overlay District to "PD" - Planned Development District and
"CC" - Corridor Commercial Overlay District, Located on the
Southwest Corner of Bloomdale Road and U.S. Highway 75
(Central Expressway)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2013-10-099](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

22-0135Z

Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Rezone the Subject Property from "PD" - Planned
Development District to "PD" - Planned Development District,
Generally to Modify the Development Standards, Located at
1570 Heritage Drive

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 2021-04-031](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

22-0012SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Automobile Dealership Sales \(Hendrick's Auto Dealership\), Located at 2601 North Central Expressway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Specific Use Permit 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 9th day of December, 2022 at or before 5:00 p.m.

Empress Drane, City Secretary