



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, March 14, 2023

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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### **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.*

**23-0185**      [Minutes of the Planning and Zoning Commission Regular Meeting of February 28, 2023](#)

**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.*

**22-0245PP2**      [Consider/Discuss/Act on a Preliminary Plat for the ROW Addition, Located on the Northwest Corner of McKinney Ranch Parkway and Silverado Trail](#)

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

**23-0035FP**      [Consider/Discuss/Act on a Final Plat for the Painted Tree Multi-Family Addition, 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 Final Plat](#)  
                         [Conditions of Approval Summary](#)

**23-0036CVP**      [Consider/Discuss/Act on a Conveyance Plat for Lots 1-9, Block A, of Custer-Bloomdale Retail Addition, Located on the Southeast Corner of FM 2478 \(North Custer Road\) and CR 123 \(Bloomdale Road\)](#)

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

**23-0037FP** [Consider/Discuss/Act on a Final Plat for the Erwin Farms Phase 4, Located approximately 570 feet South of Bloomdale Road and approximately 1,350 feet East of County Road 943 \(Taylor-Burk Drive\)](#)

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

**23-0038FP** [Consider/Discuss/Act on a Final Plat for the County Road 943, Located South of Bloomdale Road and approximately 1,300 feet East of County Road 943 \(Taylor-Burk Drive\)](#)

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

**23-0039FP** [Consider/Discuss/Act on a Final Plat for Aster Park, Phase 1A Addition, Located on the North Side of FM 1461 and Approximately One Mile East of FM 2478](#)

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

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

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**22-0020SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Automobile Sales, Repair or Storage \(Pat Lobb Toyota\), Located at 3350 South Central Expressway](#)

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

**END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**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 10th day of March, 2023 at or before 5:00 p.m.*

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*Empress Drane, City Secretary*