



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, March 28, 2023

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.

INFORMATION SHARING ITEMS

23-0243 [Update on 2023 McKinney Board & Commission Member Appointments](#)

Attachments: [About McKinney Boards & Commissions](#)
[Member Eligibility Policy](#)
[Apply Online](#)

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.

23-0244 [Minutes of the Planning and Zoning Commission Regular Meeting of March 14, 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.

23-0040PP [Consider/Discuss/Act on a Preliminary Plat for Vineyard Hills Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), Approximately 560 Feet East of County Road 2933 and on the South Side of County Road 1217](#)

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

23-0041CVP [Consider/Discuss/Act on a Conveyance Plat for Lot 1, Block A, of Bloomdale Addition 2, Located on the East Side of Future Hardin Boulevard and Approximately 1,000 Feet North of Bloomdale Road](#)

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

23-0046FP [Consider/Discuss/Act on a Final Plat for the Painted Tree Village North Phase 1B Addition, Located on the Southeast Corner of Taylor-Burke Drive and Wilmeth Road](#)

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

23-0048PP [Consider/Discuss/Act on a Preliminary Plat for Kentucky Street Addition, Located Approximately 100 Feet North of Park Circle and on the West Side of Kentucky Street](#)

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

23-0049CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 5R and 6, Block A, of the McKinney Logistics Center Addition, Located at 300 Cypress Hill Drive](#)

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

23-0050FP [Consider/Discuss/Act on a Final Plat for Lot 7, Block A, of District 121 Addition, Located North of State Highway 121 and approximately 700 feet East of Alma Road](#)

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

23-0060FP [Consider/Discuss/Act on a Final Plat for Lot 1, Block A, of Canvas at Bloomdale, Located North of Bloomdale Road and East Side of Future Hardin Boulevard](#)

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

23-0004Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "C2" - Local Commercial District, Located at 2111 County Road 856](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Northridge District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[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 24th day of March, 2023 at or before 5:00 p.m.

Empress Drane, City Secretary